

6/1 Michel Place, Telina, Qld 4680



Sold Townhouse

Saturday, 2 September 2023

6/1 Michel Place, Telina, Qld 4680

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 187 m2

Type: Townhouse



Hannah Watts

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\$300,000

As the heading states – Unit 6/1 Michel Place is undoubtedly the 'Best of the Best!' within 'Park Avenue' Telina. Gladstone's most desired gated community with private access to immaculately kept common grounds, 22m wide inground swimming pool, putting green, 80sqm entertaining pavilion with toilets/change rooms and we haven't even begun to mention the features of the townhouse itself! Be Warned! These properties are selling FAST and with unit 6's THREE dedicated vehicle spaces, additional spacious living room (which only a handful offer) and largest courtyard in the complex, it's going to be popular! • Complex currently undergoing a FULL external repaint on all units with unit 6 having been just completed in recent weeks and looking fresh! • Furniture package available (items as pictured) • Vehicle accommodation like no other! Not only does this property offer a spacious double lock up garage with electric roller door – There is also a DRIVE THRU single roller at the rear which can accommodate a third vehicle, boat, trailer or small camper. This is an exceptionally rare feature for modern townhouse living that you won't find anywhere else! This area easily doubles as an outdoor entertaining area if the third vehicle space is not required. • Enter the Townhouse through double timber doors, opening into the first of 2 generous sized living rooms. With carpeted flooring, large, tinted windows this space on the lower level is the heart of the home. • This living space wraps around to the dedicated dining area with sliding glass doors leading out to the backyard and connect directly to the SECOND carpeted living area with windows on 2 sides that overlook the spacious and private courtyard and gardens. • Well-appointed kitchen with fresh white & cream colour tones as well as multiple windows to let in ample natural light & a leafy outlook. The kitchen is complete with dishwasher, electric oven & cooktop, pantry, double stainless-steel sink & ample cupboard & bench space. • The laundry is located on the lower level adjacent to the kitchen, this room has direct access to outside. • The lower level also offers a 3rd toilet, ideal for guests, providing no need for visitors to enter the upper level of the home keeping it private for occupants. • Internal carpeted staircase (with additional storage underneath) leads you upstairs to the 3 bedrooms & bathrooms. • Primary bedroom is genuinely large & features split-system air-conditioning, ceiling fan, sliding mirrored robes, carpeted flooring, ensuite & access to the Easterly facing balcony, a great spot to be of a late afternoon. The ensuite is tidy with shower, toilet & extra wide vanity. • The 2 remaining bedrooms are also exceptionally spacious and could easily accommodate king sized beds with ample space remaining. They each have carpet flooring, sliding mirrored robes & ceiling fans and offer popular Easterly aspects. • Main bathroom is lovely & modern with separate shower & bath, toilet & good-sized vanity. • Well established and well-kept lawns and gardens wrap around 2 sides of the property creating an unbeatable private outlook from most windows on the lower level and room for kids and pets (pets with approval through the body corporate). This unit is vacant and ready for immediate occupancy on settlement! Be quick to view this one as it will certainly not remain available for long. Contact Luke from The Watts Team @ LOCATIONS estate agents for details on the next available viewing! Body Corporate - \$9,584 approx per annum Council Rates - \$3,500 approx per annum Rental Appraisal Range - \$420 to \$450 per week **Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property**