

613/38 GREGORY, Condon, Qld 4815

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Sold Apartment

Tuesday, 26 March 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 108 m2

Type: Apartment



Natalie Hart

\$295,000

This spacious 3-bedroom Apartment, located in the Riverway Point complex which is within walking distance to Willows Shopping Centre, Cannon Park and the Riverway Lagoon, and a short drive to the James Cook University, the Army Barracks, and the University Hospital. Riverway Point Apartments is located at the end of a quiet Court and has a massive inground pool and covered communal BBQ area, as well as a secure gated complex, On-site Management, CCTV and plenty of visitors carparking. Unit 613 is located on the top level (third level) and comes with fantastic tenants and near new carpet! With neutral tones throughout and an open plan modern design, these units are in great demand. Perfect for the astute investor as it comes with amazing tenants paying \$440 per week, with the potential to increase when the lease is due to expire in September. Property Features:- 3 generous sized bedrooms, with the master having a huge walk-in robe and ensuite- Full sized kitchen featuring a breakfast bar, plenty of bench and cupboard space, stainless steel appliances and dishwasher- Main bathroom with bathtub- Fully air-conditioned with ceiling fans throughout- Carpet is only 6 months old throughout- Open plan living area- Internal laundry with clothes dryer Spacious undercover balcony- Secure gated complex with key code and swipe card entry- On-site Management- Designated undercover carpark and plenty of visitors parking- Walking distance to Willows shopping Centre, Cannon Park and the Riverway Lagoon. Body Corporate Fees: approx. \$5,000 per annum. Council Rates: approx \$3,200 per annum. DISCLAIMER: Whilst every care is taken in the preparation of the information contained in this marketing, Property Vine will not be held liable for any errors in typing or information. All interested parties should rely upon their own enquiries to determine whether this information is in fact accurate.