

**6304/10 Kokoda Street, Idalia, Qld 4811**

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**Unit For Sale**

Friday, 3 November 2023

6304/10 Kokoda Street, Idalia, Qld 4811

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 112 m2**

**Type: Unit**



Wendy Litster  
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## Overs over \$319,000

Springbank Urban Village is pet friendly and includes an off-leash dog park, BBQ areas and a large, sparkling pool, while experiencing very low vacancy rates. This complex is designed with not only humans in mind but also our furry friends. Especially friendly to pet owners as there is a designated dog park in the complex - no need to travel anywhere to find a place for your pooch to have a run. There are many brilliant facilities here which will give you or tenants and your pet the best life to enjoy. Currently tenanted till February 2024, returning \$440 per week. Take an afternoon or morning stroll along the walking tracks along the river and follow all the way to the CBD if you wish, while also being close to shops, sporting facilities, the river, parks and bike ways. Just across the road is The Precinct; a brilliant combination of take-away, restaurants and the ever popular Otto's fresh food market. This unit is 5 minutes drive to the very popular Fairfield Shopping Centre, which has everything from K-Mart, Coles, Woolworths and over 40 speciality stores including a range of cafes & fast food outlets. Across the road from the shopping centre you will find Bunnings. Gym, Vets & pet supplies plus a number of other shops for easy living lifestyle shopping. Situated an easy ten minutes' drive to the Lavarack Army Base, Townsville Hospital, and James Cook University and also The Strand and Townsville CBD. This spacious level 3, two bedroom unit providing a great combination of sophistication and functionality, the interior to this unit is classy and features ultra-modern finishes to keep even the fussiest buyer happy. Open plan living, this fully split system air-conditioned unit is perfect for those wanting easy care low maintenance living. Some of the many features of this property are: \* Two good sized bedrooms, master easily accommodates a king bed \* Built in wardrobes to both bedrooms \* Split system air conditioning in lounge and both bedrooms, with fans to all rooms \* Lots of bench space in kitchen \* Pantry plus lots of cupboards \* Internal laundry with space for a dryer \* Ensuite to main bedroom \* Second bathroom next to bedroom 2 \* Lovely green outlook from balcony \* Secure gated complex \* Resort style gorgeous pool \* Undercover parking for one car each unit, plus lockable storage room \* Dog park in complex \* Currently tenanted till February 2024 \* Current Rental return is \$440 per week \* Onsite manager Add to that the resort-style complex features: \* Fully Secured Security Gate \* CCTV Systems \* On-Site Manager Office and Caretaker (Complex Manager) \* Centrally Located Resort Style Pool \* BBQ Pavilions \* Fully Equipped Gym With Showers \* Plenty of Visitor Parking Springbank Urban Village is a very attractive investment opportunity or very easy living for someone wanting security and easy living in a great area. Inspection is by appointment only. Call Wendy Litster anytime on 0438 232 788 for any extra details 7 days a week.