

69/61 Caboolture River Road, Morayfield, Qld 4506



Townhouse For Sale

Saturday, 9 March 2024

69/61 Caboolture River Road, Morayfield, Qld 4506

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 104 m2

Type: Townhouse



Michelle Siolo
0755294500

OFFERS OVER \$449,000

3X BEDROOM 2X BATHROOMS SINGLE GARAGE PROPERTY ~ PROPERTY EXTRA FEATURES -- Built 2019 Built - Land Size 136m² - Build Size 104m² - Moreton Bay Regional City Council ~ TENANCY INFORMATION -- Current tenancy in place \$460.00 per week - Lease due to expiry 15.03.2025 - Rental Appraisal \$450.00 - \$500.00 based on current market ~ PROPERTY FEATURES INCLUDE ~ - 3x Bedroom townhouse property offer the following: - 1x Master Bedroom comes with air conditioning with ceiling fan plus walk-in robe and grand master ensuite - 2x Good size rooms with all-inclusive of built-in robes and ceiling fans - Modern kitchen with beautiful stone benchtops, top quality appliances including hot plate, oven & rangehood.- Open plan living/dining with air-conditioning- Glamourous main family bathroom with shower & a bathtub.- Separate toilet room- Floorboards throughout in the living/dining/kitchen & carpets to the bedrooms and stairwell - Large outdoor entertaining undercover alfresco area- Single lock up automatic remote garage and laundry space. - Fully fenced and secured backyardBody Corporate Paid Twice a year April and October approx.. \$1555.31 twice a yearAdministrative Fund: \$2,522.41 GROSS (INCL GST) each year by instalments in advance/arrears on the 1st day of APRIL & OCTOBER Sinking Fund: \$94.35 GROSS (INCL GST) each year by instalments in advance/arrears on the 1st day of APRIL & OCTOBER Insurance Levies not included Admin Fund: \$493.86 GROSS (INCL GST) each year by instalments in advance/arrears on the 1st day of APRIL & OCTOBER If you have any questions please don't hesitate to make contact on my direct number 0434 874 367. Disclaimer: Belouis has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.