

8/9 Todds Road, Lawnton, Qld 4501



Sold House

Monday, 14 August 2023

8/9 Todds Road, Lawnton, Qld 4501

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 151 m2

Type: House



Donna Erskine
0732056633

\$404,000

Step inside and have a look at this modern 2 bedroom unit with converted garage. Air conditioning to the open planned lounge flowing into a modern kitchen with electric appliances and overhead cupboards to maximise storage which is something quite often missing within units. Two good size bedrooms both with built-ins and ceiling fans. Having a corner vanity and shower cubicle again creates space to a normal small area. Garage has been converted to create an extra living space with glass sliding door for separate access should it be required. Outside you have the perfect paved entertainment area with a private courtyard providing two spaces plus a garden shed. Modern fixture and fittings Purchase this property to enter into the market or buy an investment. Extra features include - Solar - 8 x panels External Security Shutters Water individually metered Expenses: Unity Water - Approx. \$26/wk Rates - Approx. \$40/wk Body Corporate - Approx. \$40/wk Long term tenant who looks after the property as her own would love to stay, currently on a periodic lease paying \$350/wk. Expected rental return in today's market \$395-\$405/wk Please allow minimum 24 hours for access as the property is tenanted. Phone Donna Erskine for your private inspection. ***Although every effort has been made to ensure the accuracy of the information (written or verbal) relating to this property. Some information has been obtained from third parties and has not been independently verified, accordingly no warranty or responsibility can be accepted by us for any loss resulting from not verifying the information personally. ***If this sounds like the property for you, don't wait and risk missing out! To find out the address call us today on (07) 3205 6633 or send us an email and I guarantee one of our friendly staff will get back to you asap.