

9/16-22 Martinez Avenue, West End, Qld 4810

Sold Unit

Thursday, 29 February 2024



9/16-22 Martinez Avenue, West End, Qld 4810

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 131 m2

Type: Unit



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\$350,000

This well maintained and tidy unit is the perfect purchase for both new and experienced investors, or the owner-occupier looking for a low cost, low maintenance residence within walking distance to entertainment, eateries, and shopping. Welcome to 9/16-22 Matinez Avenue, West End

The Property:- 3 Generous bedrooms- Carpeted master bedroom with direct bathroom access- Bathroom features a shower tub, with modern bathroom fixtures and fittings- Tiled throughout living and entertainment areas for carefree cleaning- Spacious kitchen with quality appliances- Split system air conditioning throughout- Large lap pool with onsite amenities- Gorgeous open plan design leading out to a spacious balcony- VERY generous 130m² apartment

The Opportunity:This beautiful unit is VACANT and move-in ready, making it suitable for investors, or the owner-occupier looking to take vacant possession of the property after settlement. Should the astute investor take interest in the property, they can look forward to an estimated rental return of \$480-\$510.

The Location:Situated in the heart of West End on the overlooking the lakes this apartment is positioned close to dining, entertainment, parks, schools, sports and amenities making it perfect for prospective buyers who require the convenience of being close to everything:- 3 minutes to CastleTown Shopping world- 8 Minutes to Townsville CBD- 12 Minutes to Townsville University Hospital

Council Rates Approx \$3500 per annum incl. water charges.**Body Corporate Fees** Approx \$8400 per annum Incl. building insurance

For more information or to book your private inspection, please contact Terry Godde 0418 671 038

Interested parties should verify the accuracy and currency of the information and make their own independent inquiries as the agent cannot attest to the correctness of the information provided. Some file photographs in use may have been taken some time ago or modifications have been conducted at the property since the photography. Please rely on your own inspection and investigations to determine if this property is suitable for your requirements and information provided is general in nature. First National Townsville bears no liability for any loss sustained due to inaccuracy or omission.