

**1/36 Penlington St, The Range, QLD, 4700**

**pat o'driscoll  
real estate**

**Apartment For Sale**

Sunday, 18 August 2024

1/36 Penlington St, The Range, QLD, 4700

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Jenny Powell  
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## Lowset On The Range...

Location and the views are certainly an attraction to this modern unit, offering you a comfortable boutique style of living. The high ceilings in the lounge and dining room, welcomes the fresh breeze to flow through this spacious unit. You will welcome the large kitchen and screened patio, ideal when entertaining. Currently tenanted with a very tidy tenant who takes pride in looking after the property.

- \* 3 Bedrooms with built-in wardrobes, carpets, fans, air-conditioning in 2 of the rooms.
- \* Main bathroom & an ensuite of the master room & separate laundry.
- \* Large kitchen, tiled, electric stove & with plenty of cupboards for storage.
- \* Spacious lounge & dining room, carpet, high ceilings, fans & air-conditioning.
- \* Separate laundry, extra cupboards & security screens throughout.
- \* Closed in screened patio, lockable garage with a manual door.
- \* Gardens of low Maintenance, well presented.
- \* Tenant lease expires 25th April 2025, returning \$410 per week.
- \* Council Rates, around \$1,822 per half year.
- \* Body Corp \$1,653 per year/Sinking Fund \$463 per year.
- \* Close to the Allenstown Shopping Centre, Hospitals, Schools, & Airport.
- \* Minutes into the city, very central location.

Call Jenny Powell to arrange your private inspection.