

**17/38-48 Patience Street, Manooora, Qld 4870**



**Apartment For Sale**

Sunday, 23 June 2024

17/38-48 Patience Street, Manooora, Qld 4870

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 94 m2**

**Type: Apartment**



Bridget Colleton  
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**\$435,000**

Retreat to 17/38-48 Patience Street, located on the ground floor of the tranquil "Attenborough Apartments." This well-kept apartment features three bedrooms and two bathrooms, complemented by a large secure courtyard and single lock-up garage. Enjoy year-round comfort with air-conditioning and ceiling fans throughout. Each bedroom includes built-in robes, and the master bedroom boasts an ensuite for added convenience. The functional kitchen is well-equipped with oven, electric cooktop, pantry, and ample overhead cupboards. The spacious open-plan living area seamlessly extends to a tiled patio on one side and large courtyard on the other – one of the largest, fully fenced courtyards in the complex. Features: - 3 x queen size bedrooms with built in robes and split system air conditioning - Master with ensuite - Internal laundry - Open plan living and dining - Recently painted internally - Tiled patio overlooking tropical gardens. Nestled in a secluded yet convenient location, the complex is well-maintained sitting on approx. 4 acres of mature landscaped gardens, with a resort style pool, spa and BBQ area at the centre.

-----This property offers easy access to amenities. Just a 200-meter walk to the Edge Tavern, IGA, chemist, post office, shops, and more. Edge Hill Primary School is a mere 1.4km away, and the CBD a 5km drive. Body corporate fees are approx. \$6,800 per year and council rates are approx. \$2,900 per year. - Healthy financial sinking fund with an active body corporate committee - Fixed term tenancy in place achieving \$400 per week - lease expires 19/09/2024 ----- Apartments of this calibre are rare, ideal for first homebuyers or downsizers. Act quickly as this one is sure to sell fast. Note: photos have been digitally edited to remove tenants personal items.