

**8/458 Mulgrave Rd, Earlville, QLD, 4870**



## **Apartment For Sale**

Sunday, 18 August 2024

8/458 Mulgrave Rd, Earlville, QLD, 4870

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Zoe Wicks

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## Walk Everywhere! Breezy & Convenient 2-Bedroom Unit

Discover this freshly painted, breezy 2-bedroom unit located on the first floor, perfect for those who value convenience and comfort.

**Living Zone:** Open-plan lounge, kitchen, and dining area flowing onto a balcony with cooling south-easterly breezes. The kitchen features a near-new stove/oven, sleek acrylic bench, glossy splashback tiles, and a smart island bench/table.

**Bedroom 1:** Large, airy room with box aircon, 3 mirrored built-in wardrobes, and direct balcony access.

**Bedroom 2:** Also includes 3 mirrored built-in wardrobes.

**Bathroom:** Features a corner bathtub/shower combo with private laundry facilities.

**Comfort & Security:** Enjoy a cool living space with a Fujitsu split aircon in the lounge, ceiling fans, security screens, and easy-to-clean tiled floors.

**Amenities:** Take a dip in the swimming pool and park securely in the undercover carpark within this remote-gated complex.

### Convenient Location:

- 5-minute walk to Earlville Shopping Town

- 4-minute walk to Balaclava State School

- 11-minute walk to Cazalys Club

This unit is vacant and ready for you to move in. With only 14 units in the complex, and very reasonable body corporate fees this is an easy investment or home to live in.

Rental Appraisal: \$400-\$420 per week approx

Council Rates: \$2900 per annum approx

Body Corporate fees: \$4300 per annum approx.

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