

2 Mode Way, Burdell, Qld 4818



House For Sale

Friday, 22 December 2023

2 Mode Way, Burdell, Qld 4818

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 230 m2

Type: House



Sean Breitzkreutz
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Offers over \$579,000

PROPERTY CURRENTLY TENANTEDWith respect to the tenants privacy the images used are from previous advertising. A full video walk through tour is available at your request. Absorb the convenience of the North Shore Estate and relish the park land views awaiting you here at 'Mode'. Encompassing a sizeable design, this well kept townhouse offering is the perfect choice for those seeking an ideal investment opportunity with minimal maintenance and NO body corporate fees. Enjoying a highly functional floor plan, its spacious selection of living areas merge seamlessly to a large patio that takes in the greenscape vistas of the parkland. The outlook invites ample opportunity to entertain friends and family or relax and unwind after the long work day. At the heart of the home, the kitchen features exceptional stone bench space, ample cabinetry, stainless steel dishwasher and electric stove top and oven. Tiled throughout the living spaces, this townhouse is an easily maintained and uniquely affordable investment opportunity. A private and relaxing retreat, the master bedroom is spacious and located on the upper level, making the most of the park land views from its exclusive balcony. Complete with a walk-in wardrobe and immaculate ensuite that enjoys a spacious shower. Three additional bedrooms are located on the upper level featuring built in robes, quality carpet and split system aircons. There's even a generous study nook for those working from home or a place for the kids to concentrate! These bedrooms are serviced by a large bathroom featuring a separate bath tub and shower. A plethora of additional features ensure ease of living with ultimate comfort. This includes separate split system air-conditioning throughout, screened windows and doors and direct access into the home from the double, automatic garage. Currently Leased until September 2024 at \$450/week PLEASE NOTE - EXPECTED RENTAL YIELD WILL BE VASTLY DIFFERENT IN ALIGNMENT WITH THE MARKET AT THE END OF THE LEASE CURRENT MARKET RENT IS EXPECTED TO BE CLOSER TO \$550/WEEK- Situated in the gorgeous North Shore Estate, surrounded by parks and green spaces- Light-filled lounge and dining space overlooked by the modern kitchen with a tasteful colour palette throughout- Great kitchen featuring an electric cook top, stone benchtops and stainless steel dishwasher- Elegant master suite located on the upper level with walk-in wardrobe and ensuite, enjoying a private balcony overlooking the park land.- Secure remote controlled double garage for peace of mind- Easy care, low maintenance townhouse with gorgeous gardens- There is no body corporate fees associated with this property. Although this townhouse is built to boundary there is no strata or body corporate assigned to the property.- Council Rates approximately \$3,800 per annum- Located only minutes from Stockland North Shore Shopping Centre, medical centre, local parks, a multitude of schools and day-care centres whilst also providing easy access around Townsville via the ring road