3/57 Russell Street, Goondiwindi, QLD, 4390
House For Sale

Tuesday, 3 September 2024

3/57 Russell Street, Goondiwindi, QLD, 4390

Bedrooms: 2   **Bathrooms: 1**   **Parkings: 1**   **Type: House**

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Set & Forget Investment

This is a perfect opportunity for a city based or interstate investor to secure one or more low risk, high yield, long term strata titled residential investment properties.

It's also ideal for a purchaser looking for market entry - this is a fabulous starting point.

This charming 2 bedroom, 1 bathroom unit in Goondiwindi is the perfect opportunity for first home buyers, downsizers, or investors. Located at 3/57 Russell Street, this property offers a convenient and low-maintenance lifestyle.

The unit features a spacious living area with reverse cycle air conditioning, built-in robes in both bedrooms, and renovated bathroom with an internal laundry. The kitchen is well-appointed with plenty of storage space and modern appliances. Lounge & meals areas complete with split system air conditioning. Outside, you'll find a private courtyard, perfect for relaxing or entertaining guests.

With a carport space for one vehicle, this unit offers both comfort and convenience. The property is situated on an 83 sqm block with a building area of 58 sqm.

Well located within walking distance to many town conveniences, Town CBD, PCYC, Schools, Town pool and parks.

Being a small complex of six units - it is quiet, well maintained and friendly. Each unit within the complex has undergone extensive renovations internally.

Body Corp including sinking contribution per year: $2,400 per annum.
Goondiwindi Regional Council Rates: $TBA per annum.
Currently Rented. Lease: until 10th October 2024. Current Rent $255 per week.
Water: Individually metered.
Build Date: Approximate mid 1970s.

Don't miss out on this fantastic opportunity to secure a property in a sought-after location. The price guide for this property is $212,000. Contact us today to arrange a viewing or for more information.