

# 3/22 Querrin Street, Yeronga, Qld 4104



## Townhouse For Sale

Sunday, 23 June 2024

3/22 Querrin Street, Yeronga, Qld 4104

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 138 m2**

**Type: Townhouse**



Martin Hood

## Offers Over \$695,000

First Inspection: Saturday 29th June 10:00AM - 10:45AM Situated in a desirable Yeronga locale only 5km from the Brisbane CBD and within easy walking distance to local cafes, shops, Yeronga Bowls Club, schools and public transport including the upgraded train stations for the Cross River Rail, Craft Breweries, Gyms and Yeerongpilly Green - home of the State Tennis Centre. This modern 3-bedroom town home is of great size in a popular smaller boutique complex of just 9 with low body corporate fees and offering all the benefits of inner-city living without compromising your privacy. An air-conditioned open plan living and dining area opens out to a south facing courtyard and custom-built timber deck, perfect for an easy alfresco lifestyle of entertaining. Back inside, a modern kitchen with new benchtops, stainless-steel appliances including a Whirlpool Dishwasher and Westinghouse oven also allows space for a breakfast bar. The living and dining area is combined but large enough to house a 6-seater dining table. A convenient powder room, internal laundry and single remote lock-up garage complete the ground floor. Upstairs, two of the three bedrooms offer built-in robes plus ceiling fans and are serviced by the main bathroom which features a shower over bath combination and vanity with storage. The main bedroom has been afforded the added luxury of a walk-in robe, ensuite, air-conditioning and a private south-facing balcony. One of only 9 in a boutique complex, this town home with low body corporate fees of only \$524/quarter would currently suit first home buyers or investors looking for a solid return presently at \$600pw until 31/07/2024. Please note due to new legislation the rental amount is now linked to the property not the tenancy, therefore the rent cannot be changed until 1/3/2025. Body Corporate Fees:-Admin - \$347.28/quarter Sinking - \$176.72/quarter Admin Fund Balance - \$541.14 as at 20/06/2024 Sinking Fund Balance - \$48,736.78 as at 20/06/2024 BCC Rates - \$480.95/gross per quarter Currently tenanted at \$600/week until 31/7/2024 Year Constructed - 2005 Zoning - Lmr2 Town Home Size - 138m<sup>2</sup> (includes garage, balcony and deck area) Exclusive Use Courtyard - 28m<sup>2</sup> Disclaimer: Images utilized within the marketing and promotion of this property, have been taken from the listing agents previous sale | Whilst all care has been taken to ensure that the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, we recommend that all interested parties should make their own enquiries and due diligence to verify the information.