

3/22 Rockingham Street, Mount Gravatt, QLD, 4122



Townhouse For Sale

Wednesday, 25 September 2024

3/22 Rockingham Street, Mount Gravatt, QLD, 4122

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



Andrew Boman

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INVESTOR LIQUIDATES - MUST BE SOLD!

BOUTIQUE & BEAUTIFUL - DELUXE TOWNHOUSE IN CENTRAL MT GRAVATT. THE CURRENT OWNER/INVESTOR HAS MADE THE DIFFICULT DECISION TO SELL! LOCATED IN A MODERN STREET FRONTED, LOW BODY CORPORATE BOUTIQUE COMPLEX IN THE HEART OF THE MOUNT GRAVATT CENTRAL PRECINCT. MAKE NO MISTAKE WITH A GENUINE REASON FOR SALE THIS PROPERTY WILL NOT LAST!

Auction via In-Room and Online - 12/10/2024 @ 10:30am, if not sold prior*

Auction Location - Mansfield State High School Auditorium on cnr Broadwater & Ham Roads, Mansfield

Registrations start from 10:00am

(Phone & Online Registrations must be complete by 12:00pm 11/10/2024)

This designed beauty boasts not only a premier position in this popular and well-serviced suburb, but has the unique offering of being one of only one of three in the group - meaning /little Body Corporate levies. This is a major consideration for buyers and investors seeking strong returns on their next property investment.

Located just off Nursery Road, this trendy townhouse offers proximity to key amenities including major bus routes, easy access to M3 motorway and just minutes to large and local shopping centres. Plus, being close to local high schools is a major driver for tenants and family owners along with fantastic parks and recreational facilities all within easy reach.

The property has a long rectangular shaped block, fence side to side, and is surrounded by lush tropical gardens creating a tranquil environment and enjoyable outdoor areas for all the household to flourish in. A handy driveway and secure single car garage parking are an added bonus with interior entrance into the main level of the house, plus gated side access leads to a partially covered outdoor seating area.

Inside is light filled, bright and welcoming with large format tiles, stylish timber accents, white décor complimented by downlights and air conditioning. An open lounge room is comfortable and spacious for easy seating and media viewing. This area flows seamlessly to the dining space and functional and contemporary look kitchen that features a timber island with stone bench and a range of high-quality cabinetry including stainless steel oven, gas cooker and dishwasher.

The large double sliding doors open to the cool and shaded courtyard garden which has a wide and covered patio area suited for table setting and BBQ set up. This extends onto the low maintenance garden which is fenced and has mature trees backing to the border creating dappled light and shade.

Downstairs also includes a powder room and laundry facility making it super convenient for easy living and when guests are visiting.

A timber stairwell leads to the upper level which has timber look flooring throughout and is cooled by split system air conditioning. It hosts three good-sized bedrooms, all with built-in robes and ceiling fans. The master, at the rear end of the home, offers a retreat with ensuite bathroom and lovely garden views. The other two bedrooms share use of the smartly appointed bathroom in top condition and the front room has a private balcony.

A wonderful home for enjoying quality living with easy convenience to the city being only 8km and quick via car or bus services. This booming region has proven popularity with home owners and tenants alike and would make the perfect investment addition, or a prized new home for a blossoming family to thrive in.

Be quick to enquire and come along to view at the next open home. We look forward to seeing you.

*Subject to Reserve price

NB: The property is currently on a lease until 10/06/25 returning \$750 per week

For all your home loan needs please get in touch with Christine at Loan Market!

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