

**33/28 Ancona Street, Carrara, Qld 4211**

**Townhouse For Sale**

Wednesday, 10 July 2024



33/28 Ancona Street, Carrara, Qld 4211

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 132 m2**

**Type: Townhouse**



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## Offers Over \$599,000

This spacious two-storey townhouse offers comfortable living in a highly sought-after area. Located in a well run complex, this private townhouse has convenience access to the major arterial roads, connecting you to the highway in just minutes. This property features:- Private garden area, not overlooked by any neighbours - 3 large bedrooms, each equipped with ceiling fans and built-in robes- A large two way bathroom with a separate bath and shower, providing convenience and comfort. The toilet is situated separately for added functionality- Spacious galley kitchen which looks out to the garden- Plenty of cupboards and a good-sized breakfast bar - A fully fenced backyard, perfect for outdoor activities and providing a safe space for kids or pets to play- A lockup garage with internal access, offering security and convenience for parking and storage needs- An air-conditioned living room and master bedroom, ensuring year-round comfort for relaxation and entertainment- A second powder room downstairs near the living area, adding convenience for guests and residents alike- Hallway linen cupboard- Large separate laundry + good storage under the stairs- Carpeted staircase to first floor - Built in 1997. The complex has 2 swimming pools, one is ideal for entertaining or winding down on those hot days, and one to do laps in. - New termite barrier

The numbers:- Body Corporate Levies approx. \$63 per week (including the discount)- Rental Return is \$635 per week - Tenant in place until 16/5/2025

This townhouse is ideally located in a family-friendly neighborhood, close to schools, parks, shopping centers, and other amenities. The Coomera Connector, which starts in Carrara, is under construction - infrastructure projects really help to elevate an area, so this is a solid opportunity for you to invest in a growth area.