

4/173 North Street, Rockville, Qld 4350



Townhouse For Sale

Monday, 1 July 2024

4/173 North Street, Rockville, Qld 4350

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Townhouse



Andrew Smith
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Offers Over \$329,000

Nestled privately away at the rear of a well presented and managed complex (the complex sits on over an acre of manicured grounds) Unit 4 represents plenty of "bang for your buck". Priced to sell + located Just 2kms from the NEW Billion dollar Toowoomba Base Hospital = don't miss this opportunity! Inside, the townhouse boasts a very clever & liveable floor plan, on ground level is a spacious living area opening to a North facing patio (overlooks the manicured grounds), a tidy & functional kitchen with dishwasher, the first bedroom with built-in robe, a handy 2nd toilet and a single garage with the laundry at the rear – there is also a 2nd open car space close to the front door. Upstairs, which doesn't feel cramped like a lot of townhouses do, there are 2 further good sized bedrooms with built-ins and a well presented and updated bathroom. The property is currently rented @ \$350pw on a fixed term agreement till 26th April 2025. Call Rachel and Andrew TODAY to arrange a viewing! Features Include: 3 spacious bedrooms with built-ins Well presented kitchen with dishwasher & NEW stove Good sized living area opening to patio Updated main bathroom 2nd toilet downstairs NEW hotwater system NEW curtains Smoke alarm compliant Single lock-up garage + 2nd outside space Well managed complex 22 units in the complex Complex sits on over an acre of manicured grounds Strata fees \$2599.80pa net Rates \$ 2142.38pa net Water access \$650.58pa net Rented @\$350pw till 26th April 2025 450m to St Andrew's Private Hospital 1.6km from Northpoint Shopping Centre 2kms from NEW Toowoomba Base Hospital Disclaimer: Neither the vendors nor The Real Estate People (Including, but not limited to, its agents, directors, associated entities or legal assigns) either jointly or severally give any warranty, and no warranty is implied, as to correctness, accuracy or worth of the information contained herein. No representations are made or implied as to value, worth or suitability (for any purpose whatsoever) of the property as described herein. It is recommended that prospective purchasers ascertain the validity of any information or particulars contained herein prior to making any financial decisions based thereon. E&OE.