

9/116 Albert Street, Goodna, Qld 4300



Townhouse For Sale

Sunday, 23 June 2024

9/116 Albert Street, Goodna, Qld 4300

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 100 m2

Type: Townhouse



Amar Alluri

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Offers over \$449,000

This is a quiet and very well-kept townhouse complex that has maintained its look and value. Perfect for investor looking for excellent value. Current tenants have a lease up Feb 2025, paying \$480 per week. The rental appraisal is \$490 to \$510 per week. You have open-plan living and good-sized and well-maintained kitchen with all the appliances you need, internal laundry with powder room and lock-up garage all downstairs. The generous-sized living and dining area smoothly flows out to the undercover outdoor entertainment area where you can entertain your friends and family. Upstairs you have three spacious bedrooms all with built-in wardrobes and fans, along with both the ensuite and main bathroom being quite large and great for families with a bathtub too.

Accommodation & Features:

- Upstairs features
 - 3 Generous bedrooms
 - Master bedroom with, built-in robe, ensuite and nice balcony
 - Main bathroom with Shower Over Bath
 - Ceiling Fans & Built in Robes in all bedrooms
- Downstairs features
 - Generous Open plan Living & Dining
 - Spacious kitchen with Cook top and oven, an abundance of cupboard
 - Separate Laundry
 - 1 Guest Toilet
 - Single remote-control lock-up garage
 - Split system air-conditioning to living and dining area
 - Generous amount of storage
- Additional features
 - Security screens on all doors and downstairs window
 - Undercover pergola with fully fenced back yard for private entertainment.
 - Play area for kids inside the complex and Gym for adults.
 - On-Site Manager.

Investment information:

- Rental appraisal \$490 to \$510 per week
- Council Rates: Approx \$523=60 per Quarter (subject to change)
- Water: Approx \$316=71 per Quarter (subject to change)
- Body Corp: Approx \$1217=75 per quarter (subject to change)
- Current tenants have a lease up to Feb 2025

Perfectly situated in Goodna just a couple of minutes' walks to IGA, fast-food and it is just a short drive to major shopping centre. Location does not get much better than this. Amazing location to transport and schools as well. You have quick and easy access to Logan Motorway, Centenary Motorway, Ipswich Motorway and just a 30 min (approx.) drive to Brisbane CBD. This property will not long last, do not miss this excellent opportunity. This is a fantastic investment property to get you into the booming Brisbane market or own your first home.

*Digital furniture in photos for marketing purposes only. Call Amar on 1800 TO AMAR (1800 86 26 27) today to book your inspection or pop in to one of the advertised open homes.

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PLEASE NOTE: *With the advice and direction from Federal Government and Real Estate Institution of QLD (REIQ), we are excited to now be conducting open inspections. Please keep in mind restrictions still apply with a maximum of 50 attendees inside the property at one time. Social distancing and hygiene protocols will also be strongly observed.*

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