

# Unit 1/8 Cheyne St, Pimlico, Qld 4812

## Townhouse For Sale

Sunday, 30 June 2024



Unit 1/8 Cheyne St, Pimlico, Qld 4812

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 111 m2**

**Type: Townhouse**



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## NXT New Listing

Not quite ready to view, however just a matter of days away. Listing early to allow an opportunity to submit interest in being advised on the first available inspection chance. An outstanding opportunity to acquire this large townhouse as a high rental demand investment property or great for the owner occupier. Also difficult to find, a three bedroom unit in this very desirable location in the heart of Pimlico. Exceptionally well maintained complex of just the 4 units. PLEASE NOTE - First Inspection Time - 5.00 to 5.30pm Thursday the 4th July. Updated Photos - Also expected to be online from the 4th July. Townhouse Features: Downstairs: - Split system air conditioning - Open carpeted living area with soaring exposed timber beams and timber panelling to ceiling - Impressive oversized kitchen for a townhouse with recent updated appliances - Dining area off the kitchen with direct access to the rear courtyard - Internal laundry and storeroom - Convenient 2nd toilet - Single remote lock up garage - Electric gated complex for extra security Upstairs: - Three bedrooms all with split system air conditioning and built in robes - Main bedroom larger than standard - Modernised and updated bathroom - Separate toilet - Linen storage Location Features - - Mater Hospital nearby - Townsville TAFE and in the Pimlico High catchment zone - Public Transport close by - Castletown Shopping Centre around 5 minutes by car - Approx 10 minutes drive to the CBD and The Strand Townsville City Council Rates - \$1,795.50 each 6 months - water allocation included in rates amount. Body Corporate Fees - per quarter - Administrative Fund - \$1306.25 - Sinking Fund - \$312.50 - per quarter Total - \$1,618.75 Please note a 20% Discount Applied when paid by Due Date - takes BC down to \$1,295.00 per quarter For the Investor - Expected Rental Return - \$440 to \$460 per week. Please note - All parties should make and rely upon their own enquiries in order to determine the accuracy of the information supplied. Please rely on your own inspection and investigations as the property may have changed since the photographs were taken. Nextgen Property bears no liability for any loss sustained due to inaccuracy or omission. Property Code: 3206