

# Unit 5/34 Park Lane, Hyde Park, Qld 4812



## Townhouse For Sale

Sunday, 30 June 2024

Unit 5/34 Park Lane, Hyde Park, Qld 4812

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Kym Patterson  
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## Offers Over \$199,000

Is this your NXT Investment Property? Make this tidy townhouse in Hyde Park your first step into Investing into Townsville or what a great further addition to the portfolio. Perfect location in an extremely quiet no through Street, this two bedroom townhouse in a quite complex of seven will tick all of the boxes. The current tenant has resided in the property since January 2008, not a day of vacancy in over 16 years. That should speak volumes for the property and the area.

**Property Features:**

- Split system air conditioning to downstairs section
- Upon entry an open combined living and dining area
- Neat and tidy timber kitchen with sufficient cupboard and bench space
- Internal laundry off the kitchen with washing machine and dryer
- Small courtyard to rear
- Internal timber staircase leads to upstairs
- 2 bedrooms, both with built in robes and box air conditioning
- Tidy bathroom with shower recess
- Single carport with storeroom

**Location Features:**

- Walking distance to the Mater Hospital
- Very short distance to Castletown Shopping Centre
- Public Transport accessible nearby on either Bayswater or Charters Towers Roads
- Just over 5 minutes into the CBD and The Strand

Currently leased with a Fixed Term Lease in place up until the 3rd February 2025 at \$300 per week. Notice periods for internal inspections will be required. Body Corporate Fees - approx \$3,000 per annum (exact figures TBA)

Please Note - Photos have been edited due to tenants furniture. Carpets and vinyl to kitchen are not exact matches. Please note - All parties should make and rely upon their own enquiries in order to determine the accuracy of the information supplied. Some file photographs in use may have been taken some time ago. Please rely on your own inspection and investigations as the property may have changed since the photographs were taken. Nxtgen Property bears no liability for any loss sustained due to inaccuracy or omission

Property Code: 3214