

**2/13 Hurse Street, Chinchilla, QLD, 4413**



## **Unit For Sale**

Thursday, 24 October 2024

2/13 Hurse Street, Chinchilla, QLD, 4413

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Unit**



Trina Martin  
0422769194

## WANTED! AMAZING LANDLORD FOR OUR BEAUTIFUL TENANT

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3 bedroom, 3 bathroom unit located in the quiet Hurse Street, off Pilkington Estate.

It has been thoughtfully designed to ensure a light and airy, modern feel while still offering practicality. This stylish property is located within a 2-minute drive to the CBD, 3 schools, medical, gyms and parks.

Offering:

- :: Practical kitchen with great storage, stainless steel, appliances and good bench space.
- :: Private westerly facing patio
- :: 3 good sized built in bedrooms, 2 bedrooms with ensuite and a 3rd main bathroom with separate toilet
- :: Ducted and Zoned Reverse Cycle Air-conditioning
  
- :: Light and airy open plan lounge / dining and kitchen
- :: Double, remote controlled lock up garage with internal access
- :: Smoke alarm compliant

The fully fenced yard offers a peaceful retreat

Whether it's your first home, an investment or your last home.....this is your opportunity to own this beautifully maintained, low maintenance property.

INVESTING?

TENANT IN PLACE SINCE 2017

Currently paying \$320pw

Current lease til January 2025

Last Rental Increase was 10th January 2024 – Expected Rental up to \$380pw

Body Corporate and sinking fund approx. \$61pw

Council Rates approx. \$50pw

Water Rates on consumption

Chinchilla Vacancy rate = under 1%

TEXT Trina for the video walk through.

TEXT Trina to arrange your Inspection, subject to Tenancy Timeframes.

All offers must include a Finance Pre-Approval letter with their Intention to Buy form.

NB: Prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the above details.