

2/13 Monash Street, Newtown, Qld 4350



Unit For Sale

Tuesday, 25 June 2024

2/13 Monash Street, Newtown, Qld 4350

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



James ODonohue
0488144347



Shaun Blackburn
0490499194

Offers Over \$349,000

- 2 good sized bedrooms, each fitted with built-in robes and ceiling fans- Spacious tiled open plan living featuring reverse cycle air-conditioning and ceiling fan- Quality kitchen equipped with electric cooktop, electric oven, rangehood and dishwasher- Good sized family bathroom hosts a separate bath and shower, vanity and toilet- European laundry- Single remote control garage and is a second secure parking bay in the fenced yard, ideal for a second vehicle including a small caravan, trailer or boat- Fully fenced private courtyard with rain tank and garden shed- Rent appraised at \$400 - \$420 per week

Discover a spacious and impeccably presented unit in a quiet triplex at Unit 2, 13 Monash Street, Newtown. This lowset unit is perfect for homeowners and investors alike, offering a prime location just minutes from shops, parks, and schools. Upon entering, you'll be impressed with the thoughtful design and extras that make this unit stand out. The unit features two good-sized bedrooms, each fitted with built-in robes and ceiling fans, ensuring comfort and ample storage. The spacious tiled open-plan living area is equipped with a reverse cycle air-conditioner and a ceiling fan, providing year-round comfort. The quality kitchen is well-appointed with an electric cooktop, electric oven, rangehood, and dishwasher. It also boasts a single bowl sink, plenty of bench space, and ample cupboards for all your storage needs. Security lock windows and security screens on windows and doors offer peace of mind. The good-sized family bathroom hosts a separate bath and shower, vanity, and toilet. The European-styled laundry adds convenience to your daily routine. Internal access is available from the remote control garage, and there is a second secure parking bay in the fenced yard, ideal for a second vehicle, small caravan, trailer, or boat. The fully fenced private courtyard features a rain tank and garden shed, providing a serene outdoor space to relax or entertain. Investors - our property management team have recently appraised this home at \$400 - \$420 per week, subject to market conditions. Whether you're a homeowner looking for a comfortable, well-located residence or an investor seeking a property with strong rental appeal, Unit 2, 13 Monash Street in Newtown offers the perfect blend of convenience, security, and modern living.

Body Corporate Fees - \$998
Annually
General rates: currently \$1,103.57 net per half year
Water rates: currently \$314.95 net per half year plus consumption
Primary school state catchment: Newtown State School
High school state catchment: Wilsonton State High School