

**2/16 Marks Street, Hermit Park, QLD, 4812**



**Unit For Sale**

Friday, 30 August 2024

2/16 Marks Street, Hermit Park, QLD, 4812

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Lisa Turner

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## The perfect blend of comfort and convenience

Discover the perfect blend of comfort and convenience with this delightful two-bedroom townhouse.

Step inside to find a freshly painted, air-conditioned townhouse. The ground floor features the kitchen, which has ample counter space and flows into the living area. Adjacent to the kitchen is a laundry area and an additional toilet for convenience.

A timber staircase connects the ground floor to the upper level, where you'll find two spacious bedrooms with timber flooring and generous storage options. The bathroom is conveniently located on the first level.

The living area extends to a private, paved courtyard-ideal for relaxing or entertaining. Secure parking is provided with a carport at your front door and an extra, lockable storage room.

This unit's central location offers easy access to Hermit Park Shopping Centre and St Margaret Mary's College. It also falls within the catchment areas for Hermit Park State School and Townsville State High School, making it an excellent choice for families.

### Property Features:

- Two bedrooms with ample storage
- Fresh internal paint throughout
- Air conditioning and fans for comfort
- Timber flooring in bedrooms
- Paved courtyard for outdoor enjoyment
- Secure carport and additional storage room
- Convenient location near shopping, schools, and amenities
- Approx. Half-yearly rates \$1,829.20
- Approx. Quarterly Body Corporate Fee \$1,070.00 per half-yearly
- Disclaimer: The body corporate fees are scheduled to increase with the upcoming payments.
- Approx. Rental Appraisal \$360.00 - \$410.00 per week