

**2/17 Wolff Street, Cotswold Hills, Qld 4350**



**Unit For Sale**

Saturday, 29 June 2024

2/17 Wolff Street, Cotswold Hills, Qld 4350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 270 m2**

**Type: Unit**



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## Offers from \$470,000

Positioned in the Santana Park Estate in sought after Cotswold Hills within walking distance to Parkland and a short drive to Aldi, Wilsonton Shopping Centre and Fairview Heights School, an excellent opportunity represents itself here to buy this fantastic, no fuss, individually titled duplex unit, with the option to buy 1 or buy both! With modern, low maintenance living in mind, each unit offers open plan and air-conditioned living that opens onto an undercover outdoor area, modern kitchen with stone benchtops and electric appliances, three built-in bedrooms with ceiling fans (main with air-con and walk-in wardrobe), two bathrooms including ensuite to main, study, single remote garage with laundry at rear and individually fenced yard. With unit 2 vacant and ready to either move straight into or rent out and unit 1 tenanted until mid-December 2024 for \$430per/week with scope to increase, whether you buy 1 or buy both, 1 & 2/17 Wolff Street is your chance to secure your new home or investment in a suburb that has proven capital growth- Positioned in the Cotswold Hills 'Santana Park Estate', option to buy 1 or both - 3 x built-in bedrooms with ceiling fans, main with walk-in robe and air-con- 2 x bathrooms including ensuite to main bedroom with stone benchtops - Kitchen with stone benchtops, and electric appliances including dishwasher- Air-conditioned and open plan living room off the kitchen, handy study room - Undercover outdoor entertaining area off living, fully fenced and private rear yard - Single lockup remote garage with internal access with laundry at rear- Individually titled, no body corporate fees, short walk to Parkland 1km to Aldi- 1.5kms to Fairview Heights School, 3kms to Wilsonton Shops, 6.7kms to CBD- Unit 2 vacant. Unit 1 leased until mid-Dec 24 for \$430p/wk with scope to increase