

# UNIT 2/337 SPRING STREET, Kearneys Spring, Qld 4350



## Townhouse For Sale

Friday, 17 May 2024

UNIT 2/337 SPRING STREET, Kearneys Spring, Qld 4350

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 193 m<sup>2</sup>

Type: Townhouse

## offers from \$470,000

To enquire, please email or call 1300 815 051 and enter code 2424 This delightful two storey townhouse featuring three bedrooms all with built-in wardrobes is ready for you to move into to make as your own. The versatile layout has two large bedrooms upstairs with the largest having a private balcony overlooking the private backyard. The upstairs bedrooms are separated by the shared bathroom, a separate toilet, a family space and study nook. Downstairs features another well-sized bedroom, a large combined bathroom and laundry area with a toilet. A large open-planned dining family area sweeps from front to the back of the townhouse. A well-appointed galley kitchen features Venini stainless steel appliances including a natural gas cooktop, range hood and dishwasher. For those investors looking for the opportunity to participate in a sound rental market a formal appraisal on 29 Apr 24 assessed that rental obtained could be up to \$470 per week. The opportunity is knocking for the astute investor. Situated in Toowoomba's southside, opposite parkland and neighbouring onto Springs Garden World / Kingfisher Cafe, this townhouse offers loads of features including:

- Afterhours gated complex with onsite manager
- New carpet throughout
- Spacious three bedrooms all with built in wardrobes
- Two massive upstairs bedrooms share a bathroom and a separate toilet
- The largest bedroom has its own balcony
- Downstairs a large open-planned dining family area sweeps from front to the back of the townhouse
- Downstairs bedroom has an adjoining bathroom
- The galley kitchen has natural gas cook top, dishwasher and large pantry
- A large single lock up garage providing internal access to the unit and backyard
- Shared driveway shade for vehicle out front
- Large under stairs storage accessed from the kitchen
- Public transport is out the front of the complex
- Located close to Kmart, Seven Springs Medical Centre, childcare and school options, University of Southern Queensland and Japanese Gardens only 5min away.

Down to the details:

- Body corporate fees at \$5128.92 pa (discounted).
- Council rates at \$2122.24 pa.
- Bedroom One: 5.05 m (L) x 3.45m (W)
- Bedroom Two: 4m (L) x 3.3m (W)
- Bedroom Three: 3.1m (W) x 2.9m (L)
- Downstairs family / dining: 7m (L) x 4.05m (W)
- Upstairs family space: 3.8 m (L) x 3.2m (W)
- Garage: 6.5m (L) x 3.3m (W)
- Private backyard 10.8m (W) x 3.4m (D)
- Land size of 131 m<sup>2</sup>
- Unit size 193 m<sup>2</sup>

The townhouse is in close proximity to

- five childcare centres, which are within 1 km (Goodstart x2, Genius, Grow Early Education, Springs Early)
- five primary schools, which are within 3 km (Highlands Christian College, Darling Heights State, Gabbinbar State, St Thomas More's)
- five secondary schools, which are within 4 km (Highlands Christian College, Harristown State High, Centenary Heights State High, St Saviour's College, Concordia Lutheran College)
- University of Southern Queensland, which is within 3km

Take advantage of the opportunity to acquire this versatile, delightful townhouse well located in Toowoomba's southside. To enquire, please email or call 1300 815 051 and enter code 2424