

2/7 Warburton St, North Ward, QLD, 4810



Unit For Sale

Wednesday, 14 August 2024

2/7 Warburton St, North Ward, QLD, 4810

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit

Stylish Ground Floor Unit Within Walking Distance To The Beach

Discover the perfect blend of comfort and convenience with this chic 2-bedroom unit, primely located in the sought-after suburb of North Ward. Just a short stroll from The Strand, Townsville CBD, Palmer Street Dining Precinct, and Queensland Country Bank Stadium, this property offers an unbeatable lifestyle.

Flaunting a spacious open plan layout that seamlessly connects the living and dining areas, perfect for relaxing or entertaining. The modern central kitchen features a brand-new Westinghouse oven and cooktop, making it ideal for cooking up your favourite meals. Both bedrooms are generously sized and boast double mirrored door built-in wardrobes, offering ample storage space. The sleek bathroom boasts floor to ceiling tiles and a large shower stall, adding a touch of luxury to your daily routine.

Fully tiled throughout ensuring low maintenance living. The convenient internal laundry is thoughtfully designed for ease of use. A lockable single-car garage provides secure parking and additional storage. The sizable, grassed courtyard offers a private outdoor retreat, perfect for enjoying the beautiful North Queensland weather.

Property Features:

- Spacious open-plan living and dining area
- Modern kitchen with brand new Westinghouse oven and cooktop
- Two bedrooms with double mirrored door built-in wardrobes
- Stylish bathroom with floor to ceiling tiles & large shower stall
- Internal laundry
- Lockable single-car garage
- Sizable, grassed courtyard

Investors the current Rental Return is \$380 per week with a lease in place until 14/01/2025. The new Rental Appraisal is \$380 - \$420 per week. Body Corporate Fees are approx. \$3950 per annum.

This unit is perfect for those seeking a low-maintenance lifestyle in a prime location. Whether you are an investor, first-time buyer, or downsizer, this property offers excellent value and a fantastic opportunity. Don't miss out-contact Rae on 0406 538 448 or rae.white@tsvharcourts.com.au today!

Disclaimer: While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies and we accept no liability for any errors or exclusions (including but not limited to a property's land size, floor plans and building age). Accordingly all interested parties should make their own enquiries and obtain their own legal advice.