

**27 Gleeson Street, Chinchilla, QLD, 4413**



**Unit For Sale**

Friday, 16 August 2024

27 Gleeson Street, Chinchilla, QLD, 4413

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Trina Martin  
0422769194

## FAST VACANT POSSESSION AVAILABLE

No 27 Gleeson Street was built in 2014 and offers a 3 bedroom, 2 bathroom unit located in Chinchilla's newest development, Chinchilla Park Estate. It has been thoughtfully designed to ensure a light and airy, modern feel while still offering practicality. This stylish property is located within a 2-minute drive to the CBD, 3 schools, medical, gyms and parks.

Offering:

:: Practical kitchen with great storage, stainless steel, appliances and bench space.

:: Private South easterly facing patio

:: 3 good sized built in bedrooms, the master with ensuite and walk in robe

:: Ducted and Zoned Reverse Cycle Air-conditioning + Fans throughout the home

:: Light and airy open plan lounge / dining and kitchen with breakfast bar

:: NBN Network

:: Water tank

:: Double, remote controlled lock up garage

:: Smoke alarm compliant

The fully fenced yard offers room for a swing set, trampoline or just room for your fur babies to run around.

Whether it's your first home, an investment or your last home.....this is your opportunity to own this low maintenance property.

## FAST VACANT POSSESSION AVAILABLE FROM 10th SEPTEMBER

### INVESTING?

Currently Rented at \$380pw – tenant vacating 1st September

Last Rental Increase was September 2023 – Expected Rental \$380pw

No Body Corporate Admin only annual insurance approx. \$20pw

Council Rates approx. \$50pw

Water Rates on consumption

Chinchilla Vacancy rate = under 1%

TEXT Trina for the video walk through.

TEXT Trina to arrange your Inspection, subject to Tenancy Timeframes.

All offers must include a Finance Pre-Approval letter with their Intention to Buy form.

NB: Prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the above details.