

# Unit 3/59 Mcalister St, Oonoonba, Qld 4811



## Sold Unit

Monday, 30 October 2023

Unit 3/59 Mcalister St, Oonoonba, Qld 4811

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 122 m2**

**Type: Unit**



Kym Patterson  
0423569767

**\$263,000**

Sold by Kym Patterson!! Nearly as 'Rare as Hen's Teeth' to find a well maintained and modern 3 bedroom unit on the one ground level. Positioned to the very right rear of this extremely well maintained complex of 4 units. Whether a First Home Buyer or an Investor this property is at a great entry level purchase to get a foot into the well performing Townsville Property Market. Not only well positioned in the Complex itself, also a great location being so close to the City Centre, the ever expanding Shopping options at Fairfield Waters Centre and we can't forget the the local Oonoonba favourites in the Abbott Street Fish Bar and Mal's Bakery for that sneaky pie or sausage roll!! The unit is fully tiled and air conditioned throughout. Upon entry are the first 2 bedrooms to the right, followed by the BRAND NEW kitchen, large open living/dining space with the direct access to the rear patio and a great sized yard. Direct access available from the single lock up garage, through to the laundry with extra storage space, tidy bathroom and the main bedroom to the left rear of the property. So not only is this going to be a desirable unit with the features included, but also the desirable location to purchase. Property Features: - Larger than standard 3 bedroom unit and all on the 1 level (not a stair in sight)!! - Fully tiled throughout - NO carpets to maintain!! - All 3 bedrooms complete with built in robes and air conditioned - A stunning NEW kitchen in vibrant white and charcoal benchtop - An air conditioned, large tiled combined living and dining area - Oversized and very tidy bathroom - Large internal laundry with extra room for storage space - Single lock up garage - Covered area to the rear - great spot for brekky or the late afternoon BBQ - Especially for a unit a great sized yard with the lawn mowing maintained by the Body Corporate Location Features: - An easy 10 minute drive into the CBD, The Strand, Stadium and Palmer Street eating precinct - Even less to the recently expanded Fairfield Shopping Centre with Wolworths, Coles and Kmart - Similar distance to the Bunnings Home and Entertainment Centre - In our opinion - the BEST Fish and Chips and Mal's Bakery located on Abbott Street Unit is currently tenants and appropriate notice will be required to view inside the property. Current Fixed Term Lease Expires on the 15th August 2023. Lease Reverts to a Periodic Lease from the 16th August 2023 at \$350 per week. Townsville City Council Rates Costings - \$1,754.50 each 6 months with water allocation included. Body Corporate Fees - Fees due each 6 months (2 x payments per annum) - Administration Fund - Currently \$1,303.00 (\$2,606.00 per annum) Sinking Fund - Currently \$390.22 (\$780.44 per annum) Please note - All parties should make and rely upon their own enquiries in order to determine the accuracy of the information supplied. Some file photographs in use may have been taken some time ago. Please rely on your own inspection and investigations as the property may have changed since the photographs were taken. Nxtgen Property bears no liability for any loss sustained due to inaccuracy or omission. Property Code: 3107