

4/43 McCormack St, Manunda, QLD, 4870



Unit For Sale

Friday, 16 August 2024

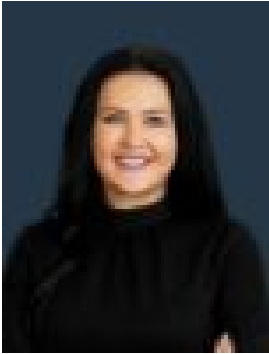
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Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Nicole Bragg
0428455563

Stunning, Modern 2 bedrooms Townhouse Minutes to the City!

Proudly presenting a perfect opportunity for those looking to enter the property market or add to their investment portfolio. Showcasing huge bang for buck, Nicole Bragg is proud to present this two-bedroom, Freshly painted, modern townhouse that is conveniently located to all major amenities only minutes away from the city.

Situated on the ground floor, within a quiet, boutique, secure and gated complex of only eight, with low Body Corporate levies, an inspection is an absolute MUST as this property will not last long.

Everything has been done. This low maintenance property is vacant and ready for you even the bond clean ready for your or your tenants to move into straight away!! Do not let this little beauty slip through your fingers. Properties of this quality, at this price point, are becoming increasingly rare!

Downstairs:

- Polished concrete throughout
- Huge kitchen, with ample bench space
- A discreetly integrated laundry
- Outside, a low-maintenance courtyard offers paved or artificial turf options and direct carpark access through a secure gate.

Upstairs:

- Two great sized bedrooms, both complete with built-in robes and air-conditioning
- Beautiful high ceilings
- One massive bathroom, with high ceilings and skylight
- Light and bright, with security screens on all windows
- Tiled

Over All:

- Currently Vacant
- Rental Appraisal: \$480p/w
- Low Body Corporate Levies (disclosure statement available upon request)
- Gated Complex
- Freshly Painted

Body Corporate:

Body Corp fees: \$3,562.50/ \$68 week

Sinking fund Balance : \$46,176.75

Council rates: Approximately \$2800 yearly

Contact Nicole Bragg today on 0428 455 563 to arrange a viewing. Whether you're seeking a chic home or a smart investment, this townhouse offers comfort and convenience in a sought-after location.