

# Unit 5/26 Derby St, Pimlico, Qld 4812

## Townhouse For Sale

Tuesday, 7 May 2024



Unit 5/26 Derby St, Pimlico, Qld 4812

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 115 m2**

**Type: Townhouse**



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## Offers Over \$299,000

Could this be your NXT home or Investment Purchase?Nxtgen Property proudly presents to the market - Unit 5/26-28 Derby Street, Pimlico.On offer is this modern three bedroom townhouse with multiple living space options along with the benefit of an ensuite to the main bedroom. The downstairs living space is over spacious for a unit and all the creature comforts one would wish for. A bonus second smaller living space upstairs if looking for some peace and quiet. Great fenced outdoor Courtyard area with large shade tree with the undercover patio to match. All located in a secure remote controlled gated complex with visitor parks on site.Downstairs Property Features: - Enter into the combined living and dining space with split system air conditioning - Tidy kitchen with ample bench and cupboard storage, dishwasher space and overlooking the rear Courtyard - Internal laundry with storage options - Convenience of 3rd toilet to save the mad dash upstairs - Fully enclosed internal storeroom with built in shelving galore - Further storage option to under the internal stairs - Single lock up remote garage that has direct access through the storeroom - Large uncover patio the rear - Fully fencing to the Courtyard area with enough area for a small to medium sized dog (BC approval required)Upstairs Property Features: - Main bedroom with air conditioning features the ensuite and walk in robe - 2 further bedrooms, both with built in robes and air conditioning - Extra large family bathroom which has the tub over the shower along with 3 way access - Bonus 2nd smaller living area to allow the 2nd television to save the disagreements over what to watchLocation Features: - Walking distance to the Mater Hospital - Located in the Pimlico High zoning and less than 5 minutes drive to Hermit Park Primary School - Public Transport just 1 block walk away - Castletown Shopping Centre again just over 5 minutes driveProperty is being sold vacant and listed to sell!!Ideal for the first home owner searching for their starter property or a great Investment purchase. Current rental appraisal at \$440 to \$460 per week.Townsville City Council Rates - approx \$1,830 each 6 months - inclusive of waterLOW Body Corporate Fees - Admin Fund - \$2,000 per annum (quarterly payments of \$500) - Sinking Fund - \$825.50 per annum (quarterly payments of \$206.38)Please note - All parties should make and rely upon their own enquiries in order to determine the accuracy of the information supplied. 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: 3193