

**7/6 Mary Street, West End, QLD, 4810**

**Unit For Sale**

Friday, 16 August 2024

7/6 Mary Street, West End, QLD, 4810

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



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### 3 Bedroom Townhouse with Low Body Corporate

Discover convenience in this impeccably renovated 3-bedroom townhouse, ideally situated in trendy West End. Every detail of this home has been thoughtfully designed to offer superior comfort and style.

Boasting a generous 156m<sup>2</sup> layout, the residence features a walk-in robe, two well-appointed toilets, and a sleek, modern bathroom. Enjoy outdoor relaxation in your private courtyard or the top-level veranda, perfect for unwinding after a long day.

Located in the heart of the action, this property benefits from low body corporate fees and is positioned just 2 kilometers from the vibrant CBD and 4 kilometers from the scenic Strand. With undercover parking and plenty of visitor spaces, convenience is at your doorstep. Additional perks include proximity to schools, public transport, major shopping centre, Echlin Street strip and West End Hotel.

Whether you're looking for a comfortable home or a smart investment, this townhouse offers a blend of modern living and accessibility that's hard to beat.

#### Property Features:

- Fully renovated townhouse
- 3 bedrooms and with wardrobes
- Fully air-conditioned
- Two toilets - second toilet on ground floor
- Bathroom has modern tiles and a shower/bath combo
- Modern kitchen with dishwasher and electric oven and cooktop
- White plantation shutters throughout
- Quality timber look floating floors
- Internal laundry
- Screens and fans throughout
- Private back courtyard to enjoy casual dining or BBQ's
- Low body corporate - Administration and Sinking Funds (inc. Insurance) \$4,023.57 less 20% discount if paid on time - \$3,219 per annum
- Currently owner occupied, expected rental return \$450-\$480 per week
- Body Corporate approved new secure front electric gate to be completed in the coming months