713/4 PADDINGTON TERRACE, DOUGLAS, QLD, 4814









SOLD

GREAT LOCATION - IMMACULATE TOP FLOOR UNIT!

(*Also known as 713/281a Riverside Blvd)
Located in the heart of Douglas, just a short distance from the Riverside Tavern and Ross River, and with JCU and the hospital nearby, is this beautifully presented unit in the Riverside Gardens complex.

Unit 713 at 4 Paddington Terrace is currently vacant but has a rental assessment of $530 per week and is ideal for investors or owner occupiers seeking a secure, well-presented and faithfully maintained property close to all the conveniences.

If security and safety are important to you, then this unit is in a gated community and is located on the top floor taking away the issues that living on the ground floor may come with.

On entering you will find 2 good-sized bedrooms, one with an ensuite and the other has the family bathroom adjacent which would be ideal for flat mates or guests. Further to this is the modern and functional kitchen with stone benchtops that incorporates a breakfast bar.
The living and dining areas are light and well-proportioned and flows beautifully to the porch that looks over the treetops to the surrounding area making it private and high enough to catch those cooling breezes.

Other great features of this property are:
- New air-conditioning throughout.
- Newly renovated family bathroom.
- Metal roller shutters to secure the patio.
- Inside laundry and extra storage space.
- Both bedrooms with built-in robes that include mirrors.
- Single undercover carparking area.
(See the attached floorplan).
The Riverside Gardens complex also has a lovely inground pool with a community cooking and dining area.

Body corporate fees are approximately $4650 per year.
Rates are approximately $3450 per year.

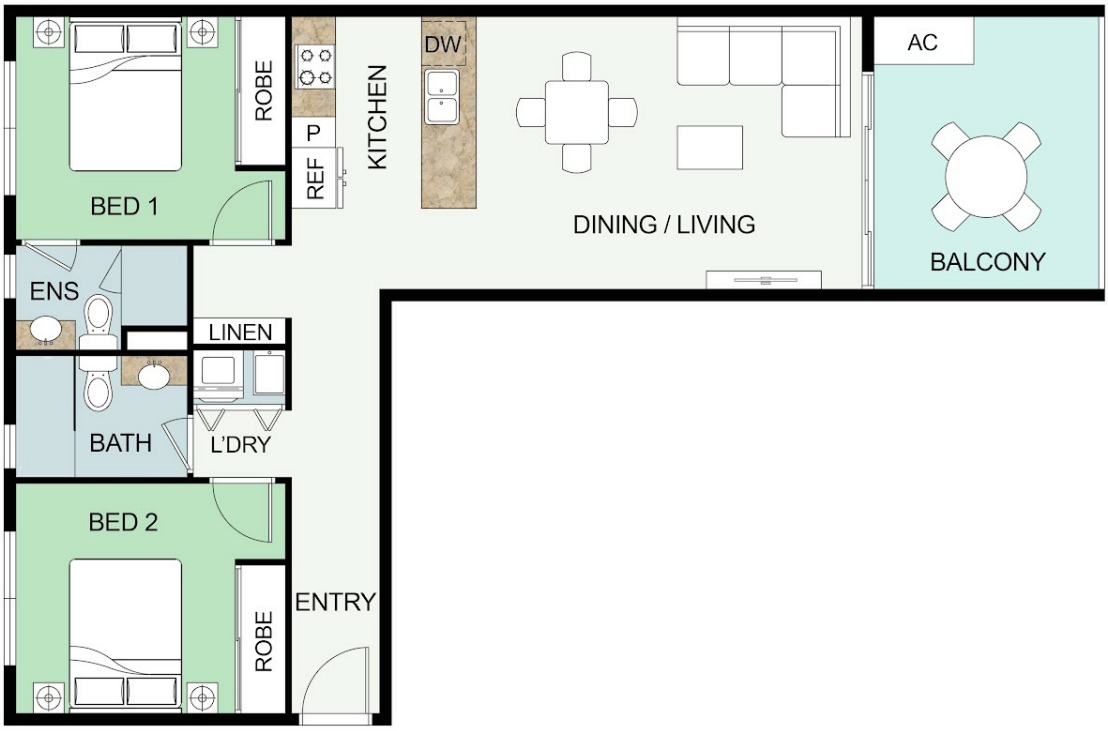
2 BED | 2 BATH | 1 CAR

PRICE:
$360,000

OPEN FOR INSPECTION:
N/A



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Internal Area	75 m²
Balcony Area	12 m²

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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