



SOLD

PERFECT ENTRY POINT

This immaculately presented, low maintenance townhouse is part of a neat, well-kept complex, promising convenience, security, comfort and an affordable entry point in this booming property market.

This residence was constructed in 2015 by renowned townhouse developer, Roycorp and features a cleverly designed open plan that flows seamlessly between living, dining, kitchen and through to the outdoor alfresco area. Upstairs accommodates a generously proportioned, air-conditioned master bedroom with ensuite, plus two large double bedrooms, and a main bathroom.

Enjoy the outdoors with an abundance of green space, plus a swimming pool and entertainment area within the development. The home provides ample space for singles, couples or a small family with two children.

Whilst the position is quiet and private, there is still easy access to the waterfront and all the infrastructure of Victoria Point is just minutes away.

Key Features:

- Three built-in, double bedrooms with ceiling fans. The master features reverse cycle air-conditioning and a sizable en-suite.
- Downstairs, enjoy the comfort of a substantial reverse cycle air-conditioning system servicing the living, dining and kitchen areas.
- Carpets upstairs, and easy care, tiled living/dining and kitchen area downstairs.
- Stone benchtops throughout the bathrooms, and kitchen with stainless-steel kitchen appliances including dishwasher.
- Generous kitchen pantry and extra enclosed storage area under the stairs.
- Powder room adjoining a separate laundry downstairs.
- Secure single remote lock-up garage, plus ample space for a second vehicle in the driveway.
- Private, fenced courtyard and sheltered alfresco area.
- Entertainment area, and pool, plus plentiful green space to enjoy.

The existing tenants will happily stay on beyond their November 30 lease. Rent is presently \$570 per week; however, the updated rental appraisal is \$610 p/w.

Benefit from low interest rates, and be quick to secure this excellent entry-point asset in a rising market.

Admin Fund \$678.51 p/q. Sinking Fund \$233.24 p/q. Insurance \$150.44.

3 BED | 2 BATH | 1 CAR

PRICE:
\$683,000

OPEN FOR INSPECTION:
N/A



Tony Micale
0414944988
tonymicale@atrealty.com.au
www.atrealty.com.au

