

3/16 Cauchi Ct, Avoca, QLD, 4670



House For Sale

Wednesday, 18 December 2024

3/16 Cauchi Ct, Avoca, QLD, 4670

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Tim McCollum

0427523088

LOW MAINTENANCE THREE BEDROOM VILLA IN A TIDY COMPLEX OF SIX

Located in a quiet area in the sought-after suburb of Avoca sits this serene complex of just 6 villas. Perfectly positioned for tranquillity, yet conveniently close to all amenities.

Step inside to find a spacious, open-plan layout boasting loads of natural lighting. The lounge, kitchen and dining areas create an inviting atmosphere for gatherings and everyday living which flow out to the front undercover alfresco area.

The three bedrooms are complete with built in robes and ceiling fans with the master bedroom boasting its own private ensuite bathroom. The bathroom for bedrooms 2 and 3 boasts a separate bath and shower with the toilet separate again for practicality.

To the back of the villa, you'll be greeted by a grassed courtyard that is fully fenced - a perfect place for the fur baby to play.... Yes! The body corporate allows for small pets!

For car accommodation, there is a single attached garage with internal access to the villa.

The property is now vacant, clean, ready for its new owner to move in and relax. Call Tim McCollum on 0427 523 088 or Tara Bedford on 0499 656 985 today to book your inspection.

AT A GLANCE

Villa:

Bedrooms: 3.

Bathrooms: 2.

Living areas: 1 (Large open plan living/dining kitchen).

Outdoor Entertaining areas: 1.

Car accommodation: 1 single attached garage with internal access.

Rear courtyard fully fenced.

Air-conditioning to living area.

LAND

Town water: Yes.

Town sewage: Yes.

Body Corporate: Yes.

Administrator- Strata Services Queensland- 07 41 30 5757 admin@ssqld.com

Admin fund- \$1770 per year (Covers day to day expenses, building insurance etc.).

Sinking fund- \$460 per year (Savings plan to spend on common ground and external of your home).

Balance in the sinking fund- Yours to spend on approval of other owners- \$20,479.28 as of October 01, 2024. (Note. The sinking fund is to be spent on the complex when required. Generally, a Villa's ongoing expenses are less than a house overall).

Council Rates: \$1,700 per half year approx.

Agent: Tim McCollum

Mobile: 0427 523 088

The information provided is for use as an estimate only and potential purchasers should make their own inquiries to satisfy themselves of any matters.