

3/52 Camp St, Mundingburra, QLD, 4812



Townhouse For Sale

Wednesday, 18 December 2024

3/52 Camp St, Mundingburra, QLD, 4812

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Townhouse



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SPACIOUS 3 BRM UNIT IN EXCELLENT LOCATION

Unit 3/52 Camp Street, an end townhouse in a small complex of just 3 properties, presents an excellent opportunity for the owner occupier or astute investor who understands the importance of location and the value it brings to long-term capital growth and rental returns. Currently leased until February 2025, and achieving a rental income of \$400 per week this property is located in a well-serviced area of Mundingburra, close to local shops, parks, and within walking distance to primary schools. A short drive leads to professional services and food outlets along Ross River Road, ensuring convenience for both residents and future tenants.

This property is bright and airy throughout, featuring a neutral colour scheme that complements its design and features. The large courtyard surrounding the property is a real highlight. It offers plenty of outdoor space and allows plenty of natural light to fill the unit giving it a bright welcoming ambiance.

The tiled flooring to the open plan living area and vinyl planking to the 3 bedrooms makes cleaning a breeze. Perfect for those with a busy lifestyle. There is also direct access to the unit from the single lock up garage. Great for peace of mind and security.

Potential rental return after end of current lease: \$450-\$480 per week.

Body Corporate Fees: \$3,860 per annum

Property Features:

- Tiled open plan living area
- Open space under the stairs framed by 2 arches. Utilise as part of the living or use as storage.
- Modern kitchen with pantry & breakfast bar and loads of bench and cupboard space
- Internal laundry
- Convenience of 2nd toilet
- Covered outdoor area off living overlooking generous courtyard
- Direct access to the unit from the single lockup garage
- Lockable storeroom

Upstairs:

- Timber stairs leading to a tiled landing with access to all bedrooms
- Vinyl planking to bedrooms
- Huge main bedroom with built in robe, walk in robe and balcony access
- Built in robe to other bedrooms
- Bathroom with separate shower and bathtub
- Separate toilet
- Broom cupboard and linen cupboard

Location:

- Minutes from IGA and a short drive to major shopping centres
- Close to a choice of schooling options, parks, and food outlets
- Easy access to professional services on Ross River Road

*Virtual furniture used for marketing purposes.

Disclaimer: While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies and we accept no liability for any errors or exclusions (including but not limited to a property's land size, floor plans and building age). Accordingly, all interested parties should make their own enquiries and obtain their own legal advice.