

4/22 Ramsay Street, Garbutt, Qld 4814

Townhouse For Sale

Tuesday, 7 January 2025



4/22 Ramsay Street, Garbutt, Qld 4814

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Townhouse

Offers over \$345,000

Charming Unit in the Heart of Garbutt Unit 4, 22 Ramsay Street, Garbutt, Townsville Welcome to this well-maintained upstairs two-bedroom unit with study located at 22 Ramsay Street, Garbutt, Townsville, offering an exceptional opportunity for both first-home buyers and savvy investors alike. Key Features: Spacious Open-Plan Living & Dining Area: Enjoy a large, tiled living and dining space, perfect for relaxation and entertainment. Private Balcony: A large balcony off the living area and study offers a tranquil space to unwind, with room for outdoor furniture to enjoy the outdoors. This overlooks your own privately fully fenced and lockable yard space as well as providing views down the driveway. Functional Kitchen: The spacious kitchen overlooks the living area, perfect for entertaining your guests while preparing meals. Comfortable Bedrooms: Both bedrooms are well-designed with built-in cupboards, ceiling fans, air conditioning, ensuring year-round comfort with an ensuite and walk in closet in the main. Undercover Carport: The unit comes with an undercover lock up garage, with additional visitor parking available within the complex. Prime Location: Just minutes from major shopping centres, the CBD, restaurants, and schools, with easy access to an IGA, the Townsville Airport, Domain Central, Bunnings, sport clubs and quality schools and local hotspots. Additional Information: Rental Estimate: \$350 per week currently with long term tenants occupying for 7 years. Appraised at \$380-\$420 Rent was last increased 22/03/2024. Lease expires 22 March 2025 Body Corporate Fees: Approx. \$1916 per half year Rates approx \$3,300 per year Whether you're an investor looking for a low-maintenance property with strong rental potential, or a first home buyer, this unit ticks all the boxes. Unit 4, 22 Ramsay Street, Garbutt, Townsville is a great addition to your investment portfolio or a chance to secure a low priced unit for you to move into at the end of the lease in March. Don't miss the chance to secure this great opportunity. Proudly presented to the market by Stephen Lane at Elders Real Estate Townsville