

**4/37 China Street, Mundingburra, QLD, 4812**



**Townhouse For Sale**

Thursday, 28 November 2024

4/37 China Street, Mundingburra, QLD, 4812

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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## **Affordable and MOVE IN READY!**

In an ideal location just minutes from essential services this 2-bedroom townhouse offers easy care low maintenance living with all the necessary conveniences close by.

Located in a well maintained complex just around the corner from Sherriff Park and picturesque walking paths along the banks of the Ross River. Enjoy the outdoors without any of the upkeep.

Ground floor consists of the kitchen, living room, second toilet and laundry. At the back is a little courtyard. Upstairs there is the bathroom and the two bedrooms. The main bedroom has an views out to Sherriff Park.

### Other Property Features:

- Downstairs tiled, carpeted bedrooms
- Built in robe to both bedrooms
- Air conditioned throughout
- Open plan living area
- Functional galley style kitchen with ample bench space and storage
- Internal laundry
- Convenience of 2nd toilet downstairs
- Neat and tidy bathroom
- Separate storeroom beside the carport
- Complex features a separate BBQ area

Body Corporate Fees \$3,675 pa

Council Rates \$1,750 half year

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.