

**44/7 Chelmsford Road, Mango Hill, Qld 4509**



**Townhouse For Sale**

Sunday, 7 January 2024

44/7 Chelmsford Road, Mango Hill, Qld 4509

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 152 m2**

**Type: Townhouse**



Gavin Bills  
1300846637



Karen Ross  
1300846637

## FOR SALE

Massive townhouse centrally located in thriving Mango Hill. Built around 5 years ago, this townhouse has all the mod cons complemented by a functional design and sits in one of the more desired positions with only one common wall. Minutes from Northlakes Shopping precinct and a short drive to all that Redcliffe & the peninsula has to offer, this property ticks all the boxes. Features include:

- Ducted air conditioning throughout
- Open plan living, dining and kitchen
- Modern kitchen appliances with stone benchtops
- Large main bedroom with walk in robe and ensuite
- 2 additional bedrooms upstairs with built ins and ceiling fans
- Security screens throughout
- Large main bathroom with full length bath and shower over
- Powder room downstairs
- Plenty of storage, including storage in garage
- Double lock up garage with remote door
- Private courtyard
- Fully fenced & Secure
- Communal swimming pool & BBQ area

Currently tenanted till mid April 2024 and returning \$450 per week with an awesome tenant in place who is keen to stay on making this an immediate income-producing investment for the astute investor. Revised rental appraisal puts the new rental return between \$500-520 per week. If not an investor, what better opportunity for an owner occupier to enter the market with a townhouse of this calibre located in a growing hub just North of Brisbane. For more information call Gav on 0408 210 625 or Karen on 0447 990 101

Disclaimer: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.