

**5/57 Barney Street, Barney Point, QLD, 4680**

**Townhouse For Sale**

Thursday, 21 November 2024



5/57 Barney Street, Barney Point, QLD, 4680

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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## **Tidy Townhouse 200m to the Beach!**

Situated in a neat, modern 6 townhouse complex, only a 200m walk to Barney Point Beach & parklands this townhouse has it all!

3 bedrooms, 2.5 bathrooms, secure car accommodation, fenced outdoor living space & fully air-conditioned. Run, don't walk to 5/57 Barney Street.

- Enter the townhouse & walk into the bright, open living space with tiled flooring, air-conditioning & stainless ceiling fan.
- Full sized kitchen with striking black & white colour story! Complete with a large pantry, dishwasher, gas cooktop & oven, ample cupboard & bench space, double stainless-steel sink, breakfast bar, fridge housing & a lovely window overlooking your courtyard.
- Separate dining room next to the internal stairs & adjacent to the kitchen. This room is tiled & has a dedicated ceiling fan & opens out via glass sliding doors to the outdoor patio space.
- The lower level also boasts a handy 3rd toilet/powder room.
- Dedicated laundry room on the lower level with built-in sink & linen press. Sliding door leads you out to the clothesline.
- Heading upstairs to the 3 bedrooms, all bedrooms are airconditioned with ceiling fans, double sliding robes & carpeted flooring. The primary bedroom is extra spacious, has a dedicated balcony & an ensuite.
- Main bathroom is lovely & neutral with modern vanity, shower over bath & toilet.
- Generous courtyard with a good-sized undercover area, extended open paved area, separate paved fire pit zone, astro turf & secure fencing.
- Single lock up car garage with internal access into the townhouse.
- Recent pre-list Building & Pest reports available for prospective purchasers.

Additional features: • Security screens throughout • 5 min drive to CBD via Port Access Rd • Pathways around the property • Fully air-conditioned • Rent ready!

Council Rates - \$3,800 approx per annum

Body Corporate Levies - \$3,500 approx per annum

Estimate Rental Appraisal - \$450 to \$470 per week

**\*\*Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property\*\***