

58/46 Albany Creek Road, Aspley, QLD, 4034

Place. **P**

Townhouse For Sale

Wednesday, 13 November 2024

58/46 Albany Creek Road, Aspley, QLD, 4034

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Townhouse



John Andrew
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WOW – First time to Market - Two-Level, Two Bed Townhouse

First time to market since 1994, this much-loved and well cared for home, will appeal to many buyers. 49/46 Albany Creek is a two Bedroom, two Bathroom Townhouse, located in the Aspen complex, just opposite the Aspley Hypermarket. This property has been meticulously maintained over the past 30 years and has a warm, welcoming feel as soon as you enter.

The property is north facing, with an elevated position that captures cooling breezes throughout. Both bedrooms are located upstairs, with large BIR's, the master has an ensuite. The kitchen has been modernised with granite benchtops, plenty of storage space and looks out over the rear courtyard.

The Aspen complex is well maintained, offering a Tennis Court & two Pools, walking paths and parkland, plus an onsite manager. There is strong sense of community amongst the neighbours and a very obvious pride in the complex, with yards and gardens all well maintained. There are 75 properties in the complex (built circa 1991) with majority owner occupied.

Property Features include;

- Spacious living and dining spaces
- Modern kitchen with granite benchtops
- Plantation shutters throughout
- Powder room on 1st level, near the internal laundry
- Large, paved rear courtyard
- Air conditioning in the main living area
- Single lock-up car accommodation, with direct access inside

Located within walking distance of Aspley Hypermarket, all the major brands are here, you have everything you need at your fingertips. Plus, the Aspley dining precinct boasts numerous cafes & restaurants. The Bus Interchange at the Hypermarket has routes into the CBD and other destinations. Westfield Chermside Shopping Centre is just 10 mins drive, plus the Airports, DFO & Gateway very handy too.

Body Corporate contributions;

- Annual Administrative Fund \$3,146.40 (paid Quarterly)
- Annual Sinking Fund \$381.80 (paid Quarterly)
- Balance of Sinking Fund - \$79,828.95 (as at 1st November 2024)
- BCC Rates \$363.65 per Quarter
- Pet Friendly – with Body Corp Approval

The Townhouse is currently vacant and ready to move-in. Current market rent appraisal is \$550 - \$600 per week.

Properties in the Aspley Aspen complex are tightly held, so contact marketing agent John Andrew to arrange your inspection today!

Disclaimer:

This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.

Disclaimer:

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