

**2/22 Ramsay Street, Garbutt, QLD, 4814**



**Unit For Sale**

Saturday, 11 January 2025

2/22 Ramsay Street, Garbutt, QLD, 4814

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## LARGE GROUND-FLOOR UNIT WITH PRIVATE COURTYARD

Perfectly positioned in the convenient and central suburb of Garbutt, this sizeable unit sits on the lower level of a beautifully maintained complex.

The two generous-sized bedrooms are air conditioned and have built-in robes, whilst the spacious open-plan living, dining and kitchen area ensures that there's plenty of room to spread out. But if you really want to relax, then step into the expansive, private, fully-fenced courtyard with its own separate gate access - perfect for when friends come to visit.

The large eat-in kitchen features plenty of bench space and a fantastic walk-in-pantry. The bathroom has a bathtub with a separate shower cubicle, and there's a separate toilet as well.

Other features throughout include air conditioners, ceiling fans, and security screens. The clever design also features plenty of storage throughout and a single electric roller-door garage with direct access into the kitchen for convenience.

But what makes this unit so very special is the beautifully maintained complex with on-site visitor car parking, and its peaceful, private and central location - close to many amenities including schools, shopping centres, restaurants, sporting venues, hospitals, public transport and beautiful parklands - ideal for the investor and owner occupier alike.

- \* Large ground-floor unit
- \* Split-system air-conditioned living & dining area
- \* Two air-conditioned bedrooms with built-ins
- \* Well-appointed kitchen with breakfast bar & large WIP
- \* Stylish bathroom with bath / shower cubicle & separate toilet
- \* Air-conditioners, ceiling fans & security screens throughout
- \* Private, fully-fenced courtyard with its own separate access
- \* Lockable single-car remote garage with internal access
- \* On-site visitor car parking
- \* Minutes to shopping centres, restaurants, parks & sporting facilities

Body Corporate: \$2,743.00 per half year.

Gross Rates: \$1,642.40 per 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.