

**24/321 Angus Smith Dr, Douglas, QLD, 4814**



**Unit For Sale**

Friday, 15 November 2024

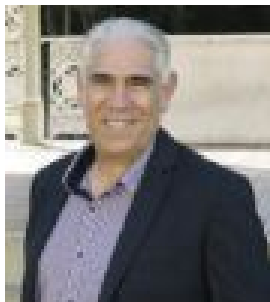
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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Sibby Di Bartolo

0417606157

## 2 BDRM UNIT IN SOUGHT AFTER LOCATION-VACANT & READY TO MOVE IN

This top-floor unit is located in a popular complex, offering secure, comfortable, and low-maintenance living. Perfectly suited for first-time buyers, investors, or those looking to downsize, this property is close to amenities while providing a peaceful, private living space.

This property offers an exceptional blend of comfort, convenience, and security. Don't miss the chance to make it your new home or investment in a highly sought-after location.

Body Corporate Fees: \$4,287.00 per annum.

### Property Features:

- Top-floor location within the complex, ensuring added privacy and breezes
- Secure access to unit block for peace of mind
- Open-plan tiled living area that flows seamlessly to a spacious, tiled balcony – ideal for outdoor relaxation
- Modern 2 Pac kitchen with granite benchtops, ample cupboard space, and practical design
- Two carpeted bedrooms, both featuring built-in robes
- Stylish, contemporary bathroom with a freestanding bath and separate shower
- Internal laundry for added convenience
- Single lock-up garage providing secure parking and additional storage options
- Resort-style complex amenities including a pool and BBQ area for residents' enjoyment

### Location :

- Close proximity to Townsville General Hospital, James Cook University, and Lavarack Army Barracks – perfect for medical professionals, students, and defence personnel
- Minutes from major shopping centres, schools, and childcare options
- Just a short drive to Townsville CBD, The Strand, and a variety of recreational facilities

\* Virtual Furniture used for marketing purposes.

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.