







NOW VACANT & QUICK SALE NEEDED! INSPECT SATURDAY: BRING THE CHEQUEBOOK!

Highly motivated Sale! The asking price has now been SLASHED on this terrific and well-presented townhouse, with a prompt Sale the primary objective. Our Seller is ready to move onto another project so time is of the essence.

Suited to either an Owner-occupier or investor seeking an above-average yield, the townhouse boasts all of the modern conveniences. Bargain hunters and entry-level buyers alike will be drawn to this well-maintained 3 bedroom, air-conditioned townhouse situated in a quiet, spacious and well-run complex in Algester.

With the previous Tenant having now moved out, Vacant Possession is an option for an intending Owner (provided a Contract can be secured in a timely fashion). This -plus another, recent change in circumstances - means that this attractive property is now stamped "Urgent: For Sale!" and is therefore being offered at a wonderfully affordable price; and being such a versatile property there are a range of options for the astute Buyer who is ready to step up to the table. A new Tenant can readily be sourced if an Investor wants to snap it up as well!

Peace of mind is part and parcel of living in such a quiet, safe and welcoming complex. Its location close to both the Algester State Primary and St Stephens Private Primary Schools means those with a young family are well taken care of; and with Public transport options a mere

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Price	SOLD for $312,000
Property Type	Residential
Property ID	2786

AGENT DETAILS

Anthony Jeffress - 0414 911 621

OFFICE DETAILS

Nambour
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couple of minutes away there's also convenient access for those looking to travel to Brisbane City or Griffith University. Shopping for essentials, engaging in a bit of retail therapy, grabbing a cuppa with friends or family, or keeping fit are all convenient and easy to manage with the various shopping and sports complexes, restaurants and cafes all being within a short drive!

Investors know that they can rest easy with a "set and forget" proposition such as this, with rent sitting between $395-$400 per week for this and other townhouses of this design within the complex. Part and parcel in the deal are comparatively low Body Corporate contributions (equating to approx $65 per week) and the fact that there's a healthy Sinking Fund now well-established.

No matter what your intentions, aims or aspirations may be, this one is likely to tick all of the boxes on any shrewd buyer's Wish List!

- 3 spacious, built-in bedrooms with ceiling fans; en-suited main; balcony
- 2 bathrooms, 3 toilets; separate laundry
- Modern kitchen with good bench space and plenty of storage
- Reverse-cycle air-conditioning assures year-round comfort
- Lockup garage with internal access
- Generous courtyard and outdoor space
- Terrific pool and BBQ area in the well maintained complex.

Limited inspection opportunities available so you'd be well advised to get onto this one while you still can!

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.