

**4/18 Columbia Ct, Oxenford, QLD 4210**

**Sold - 10/04/2024**

Townhouse 2  1  1 



## UNDER CONTRACT

RENOVATE & REAP THE BENEFITS!

Yes this duplex style unit has reached the stage where it needs some TLC, but rest assured the footprint offers spacious open plan living with potential plus!

### THE OFFER:

- 1 1/2 Small boutique complex of only 14 properties
- 1 1/2 Single level
- 1 1/2 Spacious open plan living area
- 1 1/2 Good sized kitchen
- 1 1/2 King sized master with x2 built B/I/R's
- 1 1/2 Second double bedrooms with B/I/R
- 1 1/2 Bathroom has a shower, bath, vanity and there is a separate toilet
- 1 1/2 Internal access single lock up garage + driveway parking
- 1 1/2 Outdoor area with established gardens offering a green space + privacy
- 1 1/2 Laundry
- 1 1/2 Fans throughout
- 1 1/2 Security screens
- 1 1/2 Plenty of additional visitor parking
- 1 1/2 Pet friendly complex

### IMPORTANT ADDITIONAL INFORMATION

- 1 1/2 Low Body Corporate of \$32 p/w including building insurance
- 1 1/2 Rates (6 monthly) \$ 978
- 1 1/2 Long term tenant in place who is looking to move on prior to end of lease

### LOCATION, LOCATION, LOCATION!

- 1 1/2 Central location with the M1 highway (north & southbound) only a 2 minute drive away

### Listed By

John Reason  
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**Open for Inspection**

By Appointment.

