

8/49 Gannon Ave, Manly, QLD 4179

Sold - 7/11/2021

Townhouse 3  2  1 



## Boutique living with a Manly address

This private townhouse complex is an ideal investment in Manly for the first buyer, investor or someone wishing to downsize. Located in a leafy small complex of only 34 in total, this property is a must see this weekend.

**Open for Inspection**

By Appointment.

Benefits of living here are:

- \* Under 10 minutes' walk to Manly State School & train
- \* Under 15 minutes' walk to St John Vianney's Catholic School
- \* 15 minutes' walk to Manly precinct, cafes, shops, weekend markets & foreshore
- \* 6 minutes' drive to Wynnum Business district & only 1 train stop from Manly Train station
- \* 35 minutes' drive to Brisbane CBD
- \* Under 20 minutes' drive to Brisbane Airport
- \* 15 minutes' drive to Westfield Carindale shopping centre

Features:

- \* 3 generous built-in bedrooms with security screens on lower level & screened top level
- \* Separate dining and air-conditioned lounge area
- \* Master bedroom has air-conditioning plus private balcony, fans in other bedrooms
- \* Electric appliances, dishwasher and 3rd w/c on lower level
- \* Heaps of storage options throughout, including under stair area
- \* Leafy outlook to your rear courtyard
- \* 1 secure remote garage, plus 2 extra car spaces allocated to this particular unit
- \* Heaps of Visitor car parking in complex
- \* Shared Saltwater swimming pool in complex
- \* Rental potential \$450 - \$470pw, pets welcomed with Body Corporate approval
- \* BC fees per quarter \$745 Admin + \$360 Sinking funds per quarter
- \* Rates approximately \$430per quarter & water is individually charged depending on owners' usage per quarter.

Call Liza to arrange an inspection time as this gem will not last long.

**Listed By**

The Office

Phone: (07) 3286 2500

