

2/40 Cambridge St, Silkstone, QLD 4304

Sold - \$367,250

House 2 1 1 1



MODERN EASY UNIT LIVING. PRIVATE LOCATION.

Congratulations. No stairs here and we are ready for you to move into as soon as you can please.
View our floor plan to discover all this gentle living.

The location is exceptional. Sooo private and leafy in a destination only cul-de-sac.
One of two units with a very low (shared insurance) private body corporate arrangement.

YOUR FUTURE LOOKS LIKE THIS... COME INSIDE -

- BRICK AND TILE RENDERED LOW SET RESIDENCE.
- MODERN OPEN PLAN LIVING AREA WITH FLOATING TIMBER FLOORS.
- 1 MODERN LUXURY BATHROOM WITH CLAW BATH.
- 2 SUBSTANTIAL BEDROOMS.
- 1 SPACIOUS ALFRESCO LIVING PATIO.
- 2 AIR-CONDITIONERS.
- 1 CAR LOCK UP REMOTE GARAGE. INTERNAL ACCESS.
- CRIM SAFE AND SECURITY SCREENS WITH TINTED WINDOWS.
- SIDE YARD ACCESS AND HARD STAND EXTRA PARKING.
- SOLAR POWER.
- NBN to the house.
- ICC rates are approx. \$435.35 per quarter.
- Rental appraisal is approx. \$350.00 to \$385.00 per week for an investor.
- Non-Operating Body Corporate (Approximately \$700 per annum shared between the 2 Owners).

OUTDOORS CONTINUES TO DELIVER -

Well fenced, private yard and perfectly child safe and pet friendly.
Low maintenance gardens which attract your bird life.
2KW Solar System (Approximately \$250 Electricity Bill per Quarter dependent on usage).

LOCATION:

Listed By

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Open for Inspection

By Appointment.