




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

**Sold - 10/04/2024**

Townhouse   



## 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:

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

### IMPORTANT ADDITIONAL INFORMATION

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

### LOCATION, LOCATION, LOCATION!

- 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.

