



3, 26 Willmington Street, Woolloowin



AUCTION CANCELLED – SOLD UNDER AUCTION CONDITIONS !!!

When location is every thing !!! This low-maintenance Townhouse is located at the rear of the complex of just 3, plus located in a highly desirable location of Woolloowin. The double-level home provides a great environment with light-filled interior spaces, and a private back garden for entertaining, with an area of approximately 150 sqm of living space. The property is conveniently located close to Lutwyche shopping village, Woolloowin train station, bus connections and local schools all in walking distance.

PROPERTY FEATURES:

- 3 Spacious bedrooms all with built in robes.
- Master Bedroom with ensuite, robe and balcony.
- The rear bedroom with robe and balcony.

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Price	SOLD for \$885,000
Property Type	Residential
Property ID	303
Floor Area	150 m2

Agent Details

Michael McMahon – 0413
806 161

Office Details

MGM Homes
497 Lutwyche Rd Lutwyche,
QLD, 4030 Australia
(07) 3357 4888

- Additional double bedroom with robes
- Updated Kitchen with electric appliances.
- Tiled open plan family and dining area that flows out to the courtyard.
- Low maintenance Paved courtyard perfect for entertaining and relaxing.
- Single car garage with auto remote door & internal access
- Laundry with separate access to rear courtyard & clothes line.
- Security and Fly screens throughout.
- Additional powder room on the ground level.
- Air conditioning & ceiling fans.
- Close to all Amenities, Walk to Local Shops & Public Transport, Woolloowin Train Station and Schools.
- Ideal First Home or Investment opportunity to purchase a unique property in a complex of only 3 Town Houses.
- Eagle Junction State School catchment area.
- Walk to Windsor State School, St Mary of The Cross School, Woolloowin State School and the Holy Cross Primary School, Woolloowin.
- Only 5km to the CBD

OUTGOINGS:

- Body Corporate Levies: \$875.50 per quarter
- Sinking Fund Balance: \$6,557.44
- Brisbane City Council Rates: \$396.50 per quarter approximately
- Urban Utilities Water: \$301.00 per quarter approximately
- Rental Appraisal: \$775 – \$800 per week

Auction Date: 08/06/2024 and onsite.

Please call Michael McMahon – 0413806161 or
michael.mcmahon@mgmhomes.com.au for more details.

The Property Occupations Act 2014 states a price guide

cannot be provided for non-priced sales. The website has filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.

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Prospective purchasers should make their own inquiries to verify the information contained herein.

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