

All 4 units now under contract

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18 Buna Street CHERMSIDE QLD



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## Modern well presented Townhouse

Welcome to 18 Buna Street Chermside, a selection of 3 bedroom, 2 bathroom townhouses, built in 2005, in a complex of just 6 units on a total block size of 1172m<sup>2</sup>.

We are delighted to be offering not one, but a choice of 4 units for sale in this complex, all containing 3 bedrooms, 2 bathrooms and 1 car garage. The footprint differs slightly on each unit, depending on the location of the garage, though the main living space and first floor living is as the floorplan.

The modern properties boast a spacious living area, a well-appointed kitchen with quality appliances, ground floor powder room and access to the single garage. To the first floor are 3 generous bedrooms with built in robes, the master having its own en-suite bathroom in addition to the main family bathroom with corner bath. Completing this picture, a private rear yard can be found (with separate side pedestrian access) and covered patio.

With just 6 units in the complex, the communal areas are well maintained with visitors parking on offer.

Unit 2 - tenanted until 17/10/24

Unit 4 - tenanted until 1/8/24

Unit 5 - tenanted until 9/1/25

Unit 6 - tenanted until 7/7/24

Rental appraisal available at \$600-\$650pw

BC Fees - \$4044pa 2023/2024 per unit

Sinking fund - \$55,000 approx

Rates - approx \$480.95 per quarter (approx \$400 if owner occupied)

Call or SMS Simon for further information or for open home times on 0452 246 965

The property is located in a sought-after area, close to schools, shops, and public transport. With a price guide of Offers over \$650,000 considered, this property is a must-see for anyone looking for a stylish and comfortable home. Don't miss out on this fantastic opportunity - contact us today to arrange a viewing!

Disclaimer:

Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient. Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given without responsibility.

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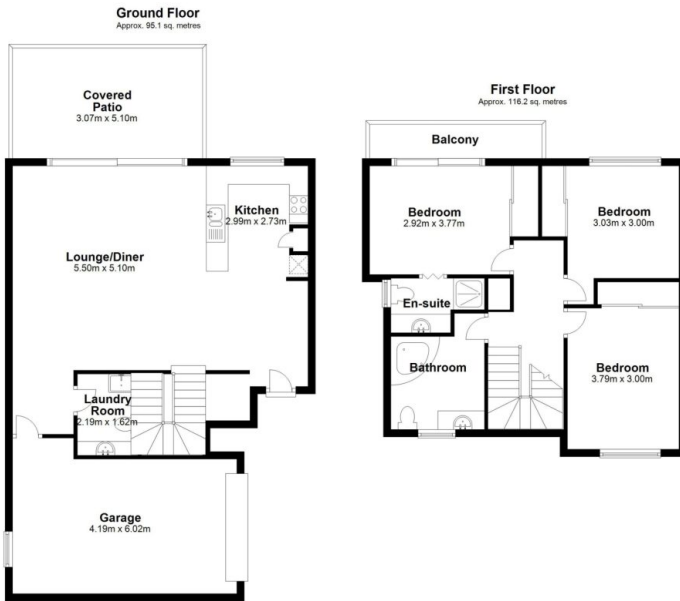
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18 Buna St, Chermisde QLD 4032  
Total area: approx. 211.3 sq. metres

This floor plan is not to scale. Dimensions are approximate & therefore should only be used for general purposes.