



**PRICE GUIDE:** \$193,000.00

Council Rates: \$3,489.80 p.q.

Strata Levy: \$1,110.73 p.q.

### Under Contract By Nathan Lynham 0427695162

Nestled just off Ross River Road, in a highly sought-after complex, and only a stone's throw to Kokoda Pool, Mundingburra State School, Pimlico High and the Cathedral School is Unit 33 "Wellington Park".

Surrounded by similar low-set units, and set amongst beautifully manicured lawns with a pool and entertaining area, the unit offers a central location in a well-maintained complex.

#### THE PROPERTY

- Both bedrooms have built-ins, carpet, ceiling fans
- Fully Air-conditioned
- Modern kitchen
- Modern bathroom
- Internal laundry
- Large rear courtyard
- Single garage & storeroom
- Vacant and ready to move in
- Moments to quality Junior and Senior School



**Nathan Lynham**  
0427 695 162



**Graham Lynham**  
0447 250 222



**OFFICE**

37Thuringowa Drive, Kirwan  
**07 4723 3222**