



**PRICE GUIDE:** \$240,000.00

Council Rates: \$3,200.00 p.q.

## Convenient, Affordable in a Great Location

In the heart of Aitkenvale, this two-bedroom unit is positioned with the unparalleled convenience of one of Townsville's most popular shopping centres. Suitable for the first home owner, investor or those looking to downsize which is centrally located in the suburb of Aitkenvale.

The unit offers the ability for being within walking distance of Stockland Shopping Centre, schools, transport and other amenities.

### THE PROPERTY

- 2 bedrooms with built-ins
- Large kitchen with plenty of cupboard space
- Separate dining & living
- Modern bathroom with separate shower & bathtub
- Private courtyard with partially enclosed patio
- Lock up car accommodation with extra storage
- Body Corps approx \$4304.00 per year
- Rates approx \$3900.00 per year
- Property is tenanted until 30th July 2024



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