



**Unit 29, 11 Taigum Pl, Taigum**



**GROUD FLOOR UNIT - POOL IN COMPLEX**

Ground-floor unit with Large Courtyard Must be sold in 2 Weeks!! This is a perfect First home owner option or add to your portfolio and make this your best Investment property.

Situated in a highly sought after complex, this low maintenance ground floor unit offers a care-free lifestyle opportunity or an easy set & forget investment opportunity.

Offering a spacious kitchen with plenty of cupboards, bench space and pantry. Complemented with a air-conditioned open plan living & dining space that flows seamlessly to an undercover entertaining area that offers the perfect place to relax and enjoy your breakfast or entertain family & friends in private after work.

Two generously sized bedrooms, with spacious built-ins. The master bedroom boasts ensuite, WIR and direct access to the outdoor area.

Additional features include a main bathroom with bathtub, single lock up garage with an additional park in front of unit.

This pet-friendly complex has an in-ground pool and plenty of visitor parking for when your guests want to come and stay for the weekend.

Expected rental return of \$530 aprox per week in this current market and being a fabulous location.

Some of the many features included are:

- 2 good-sized bedroom with built-ins
- Master with ensuite & direct access to the outdoor area
- main bathroom with shower over bath combination

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**Price** SOLD for \$445,000  
**Property Type** Residential  
**Property ID** 2082  
**Land Area** 128 m2

**Agent Details**  
 Leisa Lowe - 0438 801 298

**Office Details**  
 Clontarf  
 48 Hornibrook Esplanade Clontarf QLD  
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- Large open plan living/dining area with A/c
- Easy working kitchen with electric cooking, dishwasher, oven & breakfast bar
- Large under cover patio
- Private and good-sized backyard
- Single lock up car garage
- Low Body Corp of Admin fund of \$753.33 per quarter and Sinking fund of \$275.60 per quarter making this very affordable.

Expected rental return of \$530 plus per week.

Disclaimer: Due to the owner's privacy, we have used photos from previous sale.

About the area:

- Coles, Aldi, bakery, takeaway, alfresco dining and other stores in the Shopping Centre across the road
- Bus stop, with high frequency and express BUZ service during peak times, also across the road, with buses going to Westfield Chermside, QUT and the CBD
- Carseldine Railway Station (4 minute drive) and Zillmere Railway Station (4 minute drive)
- Taigum State Primary School, Taigum Kids Early Learning Centre (8 minute walk) and various other schools and childcare facilities close by
- Taigum Square Shopping Centre (2 minute drive) Big W, Woolworths, Post Office, Chemist, Doctors, Pathology, Dentist, Ophthalmologist, coffee shops and an assortment of other retailers
- Westfield Chermside Shopping Centre (10 min drive)
- Sandgate and Shorncliffe beaches (10 min drive)
- Aquatic Centre and skate park (2 minute drive)

If you are in the market for an affordable unit with great features and ground floor this unit is worth inspecting. Contact Leisa Lowe from Jan Jones Real Estate to arrange your viewing before you miss out.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty of representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

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