



## 3/45 O'Connell Street, BARNEY POINT, QLD 4680

### Well-Appointed Townhouse in a Handy Location

Positioned in a convenient Barney Point location, this well-maintained townhouse at 3/45 O'Connell Street offers comfort, practicality, and low-maintenance living.

Downstairs features a tiled, air-conditioned living area designed for year-round comfort, complemented by a well-appointed kitchen offering ample storage and the convenience of a dishwasher. Additional storage is thoughtfully tucked away under the stairs, maximizing functionality.

Upstairs, you'll find two generously sized bedrooms, both complete with built-in robes. The master bedroom also enjoys the added comfort of air conditioning. The main bathroom is neat and functional, featuring a shower, vanity, and toilet.

Stepping outside, a private paved courtyard provides the perfect space to relax or entertain with minimal upkeep required. The property also includes an allocated car space for added convenience.

Ideal for investors, first home buyers, or those seeking an easy-care lifestyle, this property presents a fantastic opportunity in a sought-after coastal suburb.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P193742

#### SALE DETAILS

**Offers Over \$299,000  
Considered**

#### CONTACT DETAILS

**Bevan Rose**  
0417 602 150

\* Tenant in place on Fixed Term Lease \$350 per week until 01.06.2026

\* Last known Rental Increase 30.05.2025

\* Body Corp Approx \$2,153.72

\* Council Rates Approx \$3,260 per year (excluding water)

\* Images have been edited for the Tenants Privacy

\* Red Border for an indication only

\* Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 87.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1



