



44A Bailey Street, Capella

Modern Comfort Meets Easy Living in Central Capella

This well-appointed 3-bedroom townhouse offers space, style, and convenience all in one. Featuring open-plan living, a modern kitchen and air conditioning throughout, it's designed for effortless living. The master bedroom includes a walk-in robe and ensuite, while all bedrooms have built-ins. Enjoy outdoor entertaining with a covered patio and a fully fenced yard, plus the bonus of a double carport.

Property Features:

- 3 generous bedrooms with built-in robes & air conditioning
- Master bedroom with walk-in robe & ensuite
- Spacious open-plan living and dining area
- Modern kitchen with ample storage
- Main bathroom with separate bath and shower
- Separate internal laundry
- Air conditioning throughout
- Covered outdoor entertaining area
- Fully fenced, low-maintenance yard
- Double carport
- Rates Notice \$2,607.00 p/a Approx.
- Strata Fees \$3,500.00 p/a Approx.
- Built in 2010

3 2 2

FOR SALE
OFFERS ABOVE \$315,000

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Emerald
(07) 4987 5355

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



Rental Information:

- Company Lease
- Lease End 12/10/2026
- Rental Income \$1,955.36 per month (\$451.23 per week)
- Last rental increase 11/04/2025

Don't miss this fantastic opportunity to secure a quality home in a sought-after location. Contact LJ Hooker Emerald to arrange your private inspection today.

Disclaimer we have in preparing this advertisement used our best endeavors to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this advertisement.

MORE DETAILS

| | |
|---------------|----------------------|
| Property ID | WJSFJ0 |
| Property Type | Unit |
| House Size | 134 m2 |
| Land Area | 352 m2 |
| Including | Ensuite |
| | Air Conditioning |
| | Toilets (2) |
| | Dishwasher |
| | Outdoor Entertaining |
| | Built-in-Robes |
| | Secure Parking |
| | Fully Fenced |
| | Remote Garage |

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Principal | Licensee | Sales Specialist |
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