



## FOR SALE

### LEAFY HIDE-AWAY CLOSE TO IT ALL, ROI 8.4% APPROX

Escape the hustle and bustle in this 1st floor single-level unit, one of only 8 in this private block, tucked peacefully at the rear amidst delightful south-facing tropical gardens and rainforest. This well-hidden haven with value added rarity, you can take full advantage of the popular Botanical Gardens, Edge Hill café precinct, and quality schools that are all within strolling distance, then retreat into the easy comfort and leafy surrounds of this attractive 1-bedroom home. Well-appointed and generously sized, the kitchen flows to the open plan living/dining areas where glass doors open to a south-east balcony for a natural indoor/outdoor rapport. Offering a contemporary kitchen with stunning benchtops and induction cooktop, bedroom with ambient rainforest outlook and built in wardrobes, immaculate modern bathroom and private laundry. Includes ceiling fans and air-conditioning throughout. This complex is a hidden gem only minutes to the Esplanade, airport, hospital and Red Arrow walking track. A secluded complex complete with under cover car park, swimming pool and alfresco area.

Return on Investment 8.4% approx  
Currently rented at \$240 per week to the 11.12.2019  
Body Corporate Fees \$2500 per annum approx

1 BED | 1 BATH | 1 CAR

PRICE:  
\$149,000

OPEN FOR INSPECTION:  
N/A



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