

SOLD

IS THIS THE INVESTMENT YOU HAVE BEEN LOOKING FOR?

The 'Cranbrook' precinct is in a quiet location, minutes from Runaway Bay Shopping Centre, with local schooling an easy walk away. This generous three bedroom, fully air-conditioned two-level townhouse offers exceptional value in the current market.

For the investor - after Body Corp fees, Rates, Water, Insurances, and Management fees - depending on the rent achieved (between \$410.00 - \$440.00 per week), it would show a net return of 3.25% - 3.75% pa.

The open plan kitchen - living and dining with raked ceilings - opens to a small, very private, easily maintained garden. Timber-look flooring throughout the living areas, with blinds to all the windows add style and practicality. The kitchen is flooded with natural light, with electric ceramic hob and double oven, a water filter and room for an ice maker fridge. There are three good sized bedrooms, one on the ground floor, all with fitted wardrobes. Two of the bedrooms have en-suite full bathrooms. Ample additional built-in storage is on both levels. Add a study area or play area on the second level and a separate generous laundry off the kitchen to complete a perfect high value package.

For family fun, a swimming pool, covered BBQ area and tennis court are just metres away in this small, very well managed and maintained development. In excellent condition throughout and with good security, this property ticks all the right boxes for today's modern and busy family.

Disclaimer

Interested investors should seek their own independent financial advice.

We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on behalf of our behalf, whether orally or in writing.

No entity or person guarantees the performance of the property. The information is general information only and any examples given are for illustrative purposes. The information does not take into account your individual objectives, financial situation or needs. We recommend that you obtain financial, legal and taxation advice before making any decision. Any price is not a valuation and should not be relied on or treated as such. Prices, if indicated, have been

3 BED | 2 BATH | 2 CAR

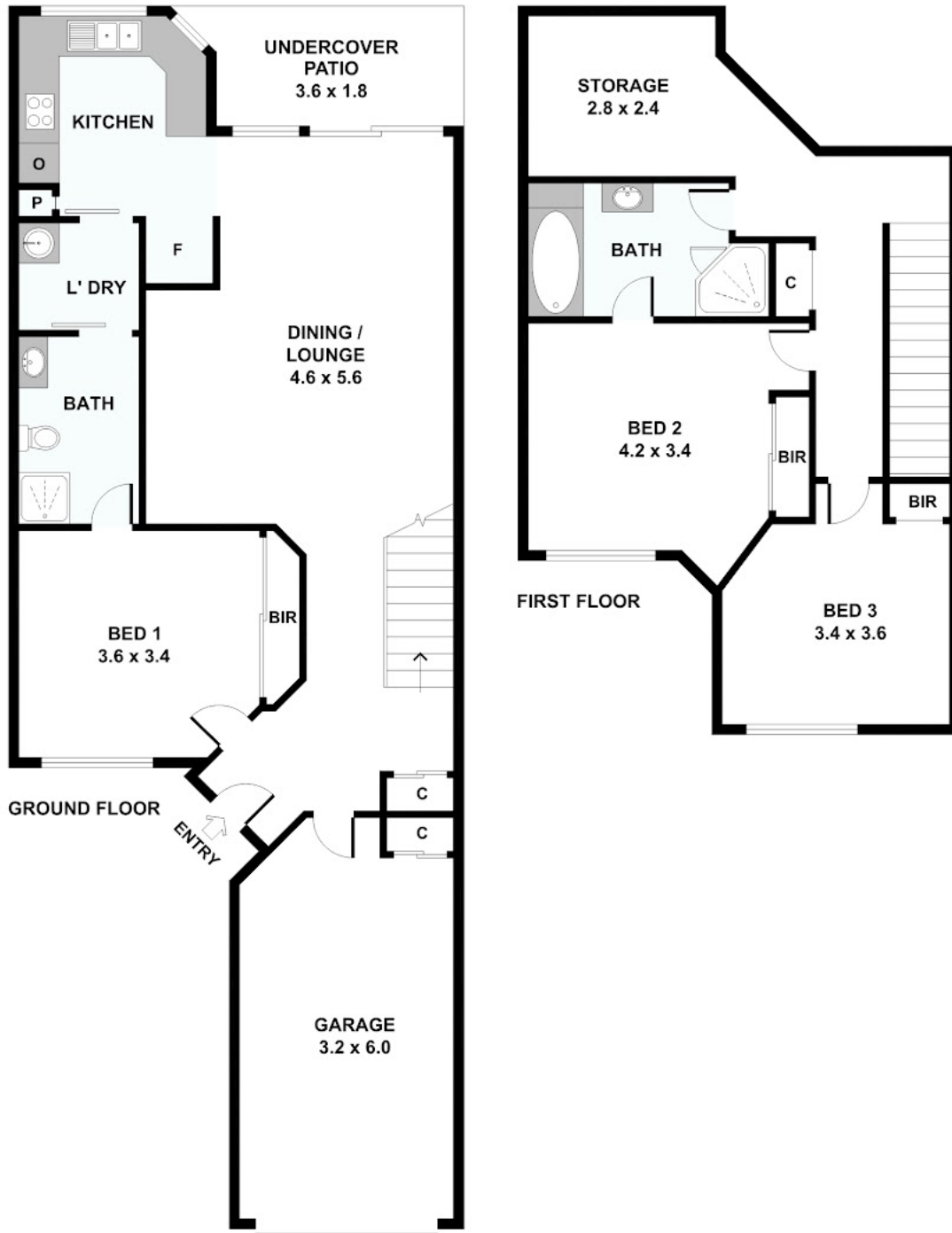
PRICE:
\$370,000

OPEN FOR INSPECTION:
N/A



Geoffrey Croad
0413941155
geoffcroad@atrealty.com.au
www.atrealty.com.au

22/272 Oxley Drive, Coombabah



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.