

FOR SALE

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.

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3 BED | 2 BATH | 2 CAR

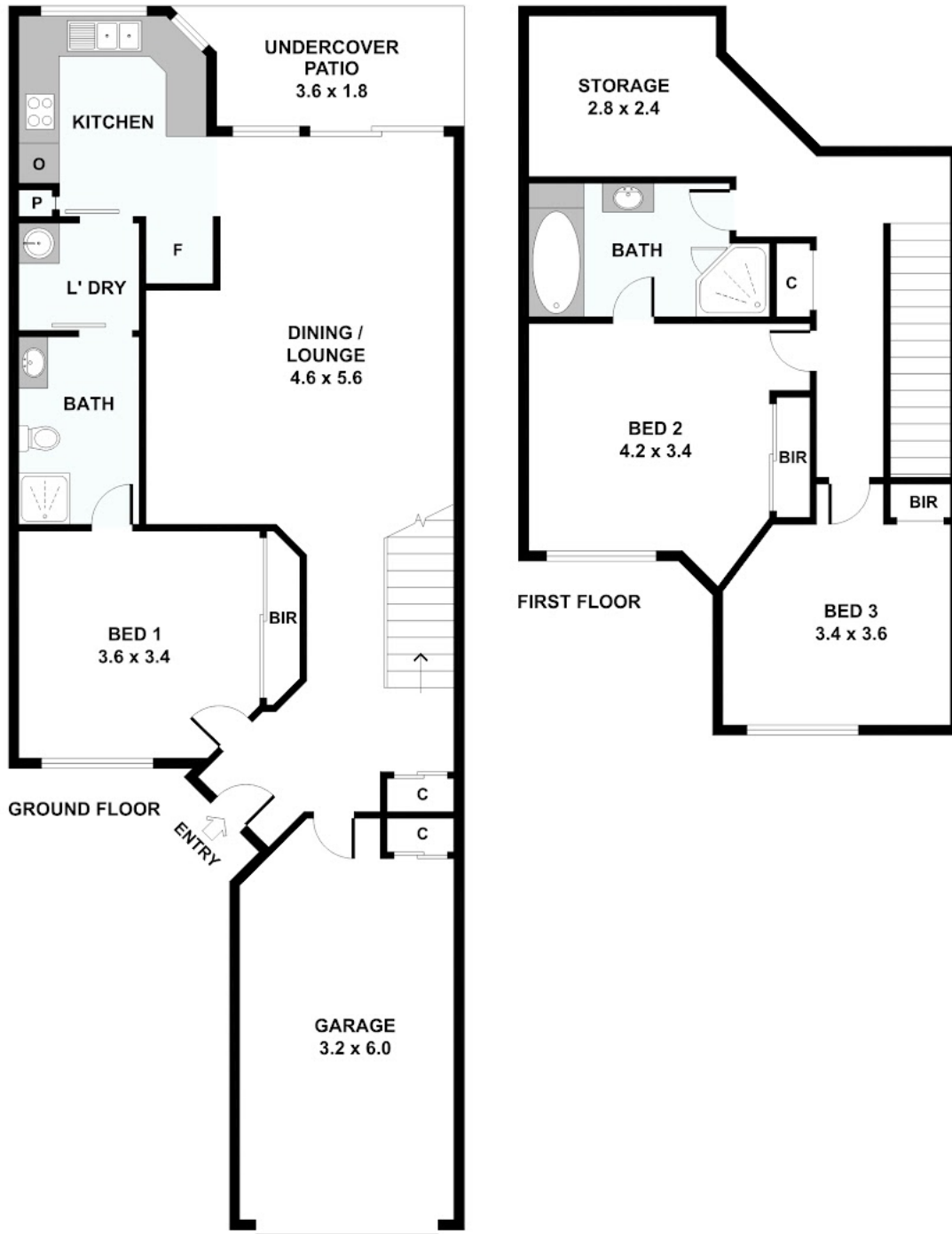
PRICE:
\$395,000

OPEN FOR INSPECTION:
N/A



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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.