



## FOR SALE

### FANTASTIC INVESTMENT OPPORTUNITY

This property is going to auction and will be sold. Definitely deceiving - the photos don't do it justice so an inspection is highly recommended to appreciate all it has to offer.

Ideal investment with an excellent tenant in place paying \$375.00 per week on a month to month (periodic lease) for immediate income.

For owner occupiers enjoy the tree lined streets, hip and trendy cafe culture which is walking distance to both Morningside State School and also Saints Peter and Paul's School.

Recreational and lifestyle facilities also nearby including Hawthorne Park with children's playground and sporting fields for those who like a fit and healthy lifestyle.

No need for a car - bus friendly area and easily accessible to the city.

Small boutique and well maintained complex with only 18 apartments and recently freshly painted which provides great street appeal.

The apartment itself is ground level with a private and secure courtyard with outlook over the swimming pool.

Featuring two bedrooms, master with walk in robe and second bedroom with built ins and the two functional and space efficient bathrooms make for easy living.

Undercover entertaining area complete with shutter for both privacy and shade. It is fully safe and secure and enclosed which is ideal for your kids or fur baby.

Open plan living with timber style flooring, central kitchen and all in air conditioned comfort.

Motivated owners so all offers will be presented and considered prior to auction.

2 BED | 2 BATH | 1 CAR

#### PRICE:

Offers over \$349,000 Considered

#### OPEN FOR INSPECTION:

N/A



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