



# FOR SALE

## IMMACULATELY RENOVATED PRIVATE VILLA IN A SMALL QUIET COMPLEX

Behind these private shrubs lays a secret! A very rare apartment on 261m2 approx that is only connected to one other unit, similar to a half-duplex! Immaculately presented, modern, private, a relaxing sanctuary to come home to. An easy, low maintenance property framed by beautiful shrubs and gardens, where you can potter in the garden. The back courtyard can be made secure with a side gate so your pet\* can run around freely. The kitchen, laundry and bathroom have been completely renovated featuring stone benchtops, gas oven and cooktop and stainless steel appliances. Offering two good sized bedrooms with built in wardrobes, tiled floors, split system air-conditioning, fans & security screens throughout and a single remote lock up garage with drive through access for a trailer/boat. A naturally cool home with insulation and whirly bird. Situated at the end of a quiet cul-de-sac in small complex of only 5 units with lush gardens and tropical swimming pool, a highly desirable locale only minutes to the Edge Hill & Whitfield café hub, popular Botanical Gardens, cultural precinct, schools, shops and medical facilities. This home has heaps of appeal suiting the downsizer, first home buyer or investor.

Rental appraisal \$380-\$390 per week aprox  
 ROI 6.8% per annum aprox  
 Body Corporate Fees \$4,200 per annum aprox  
 Council Rates \$2600 per annum aprox

\*subject to Body Corporate approval

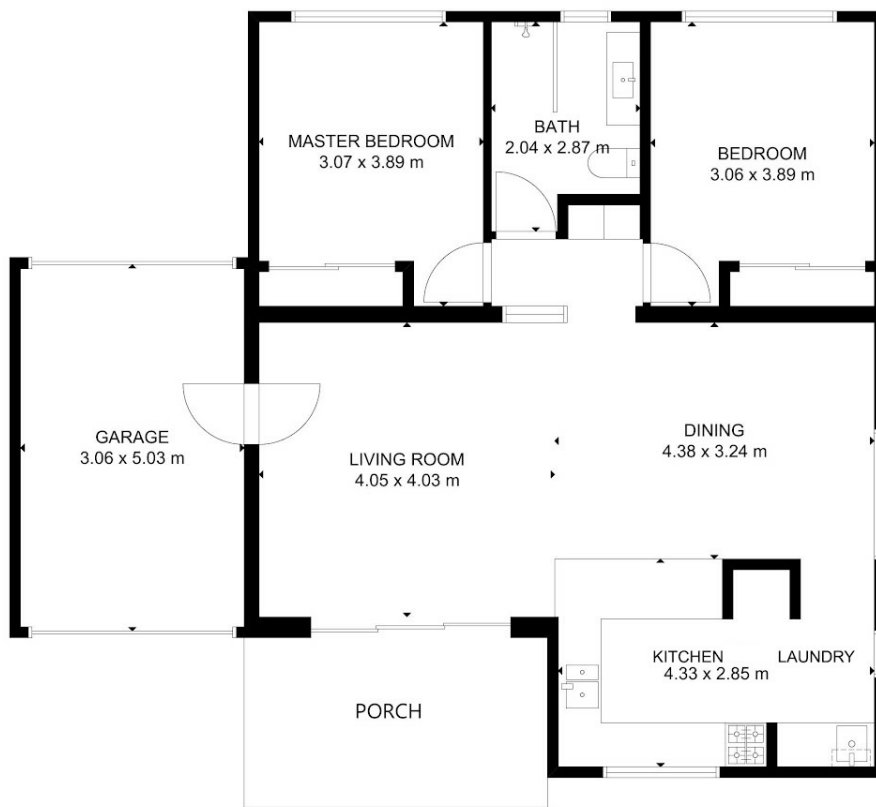
2 BED | 1 BATH | 1 CAR

PRICE:  
 SOLD BY ZOE WICKS

OPEN FOR INSPECTION:  
 N/A



**Zoe Wicks**  
**0477114778**  
 zoewicks@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



FLOOR 1

GROSS INTERNAL AREA  
 TOTAL: 78 m<sup>2</sup>  
 FLOOR 1: 78 m<sup>2</sup>  
 GARAGE: 15 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Zoe Wicks | @realty  
 Real Estate

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.