



FOR SALE

DOG ALLOWED! FENCED COURTYARD!

Situated on the fringe of popular Edge Hill, this spacious well designed 2-bedroom apartment is ideal if you have a pet dog as it offers a fully fenced courtyard extending from the patio. Offering two good sized bedrooms with built in wardrobes featuring timber laminate flooring. Neatly presented with lots of natural light and open design lounge/dining, tiled living areas, kitchen with breakfast bench, internal laundry, security screens, air conditioners and fans throughout. Complex features include single undercover carport with storage room and swimming pool. Walk to the Edge Hill Café and cultural precinct.

New colourbond fencing will be installed along the entire front of the complex in 2021. Property recently vacated by long term tenant of 5 years.

ROI 8.4% aprox
Current market rental appraisal \$300-\$320 per week with dog permitted.
Council Rates \$2,600 aprox pa
Number of units in complex 12

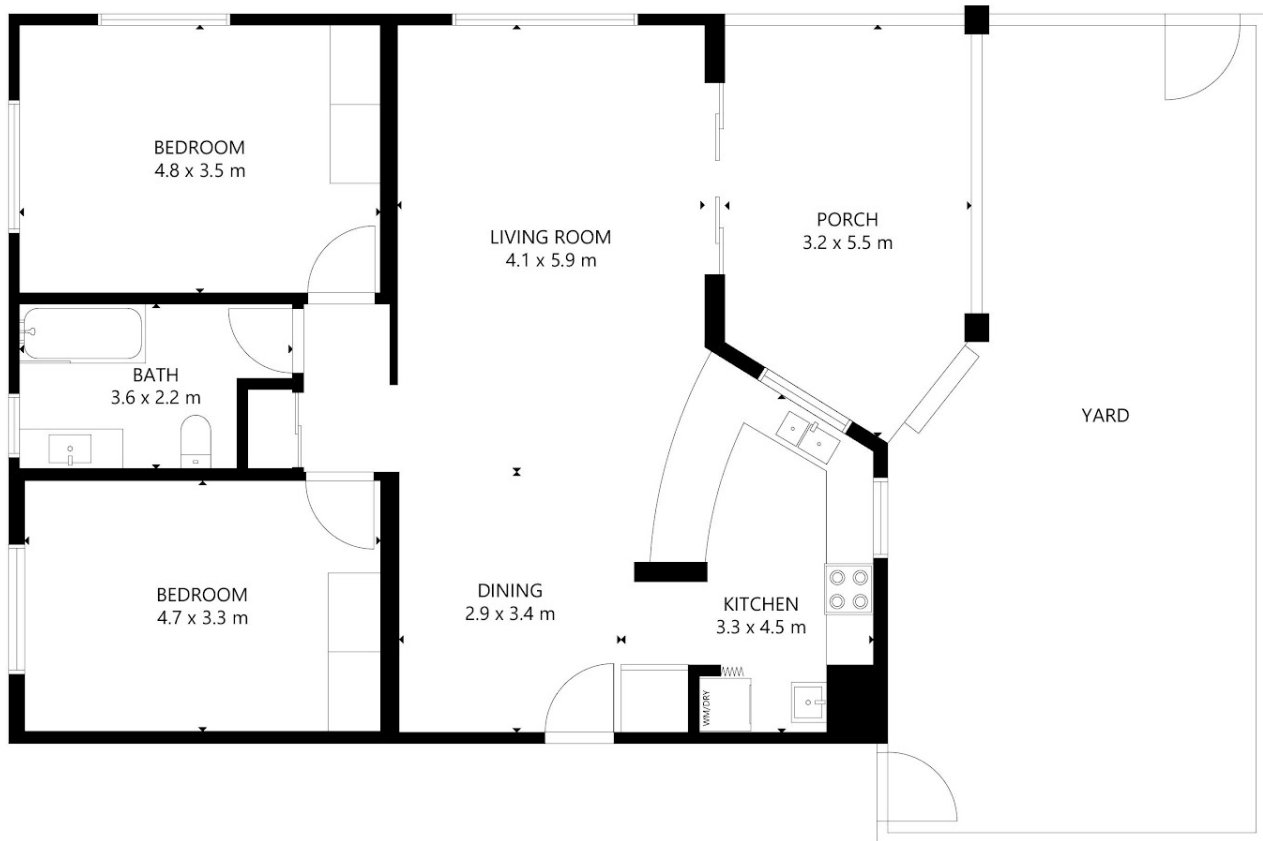
2 BED | 1 BATH | 1 CAR

PRICE:
SOLD BY ZOE WICKS

OPEN FOR INSPECTION:
N/A



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FLOOR 1

GROSS INTERNAL AREA
 TOTAL: 96 m²
 FLOOR 1: 96 m²
 PORCH: 16 m²
 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.