



**SOLD**

## CALLING ALL INVESTORS !!!

INVEST IN BRICK AND MORTER - close to all amenities'

Sitting in the leafy surrounds of Tugun Heights, you will enjoy living within minutes to Tugun beach & local shopping.

### KEY FEATURES:

- Well-appointed kitchen
- Generous living glass sliding doors to balcony
- Main bedroom with a double + single built-in robe and large sliding double glazed doors onto the rear balcony
- Second bedroom with double robe
- Ducted airconditioning
- Combined bathroom/laundry with separate shower and bath, toilet
- Single remote garage with 1 more park in front of your garage

### DETAILS:

Rates - \$925.59 per half-year

Water Rates - \$331 per quarter year

Body Corp - \$42.65 per week

Market Rent - \$360 per week (potential to be higher up to \$380 to \$400 renovated )

### LOCATION:

Located in Tugun Heights & in a quiet cul-de-sac, you are within a (3) minute drive to Tugun village offering retail shops and cafes.

Beach is 2.7klm

The Gold Coast Airport & Southern Cross University are 4.8km(8) minutes as too the John Flynn Hospital which is 3.1km

### AGENT'S COMMENTS:

The market is red hot and if you are looking to invest here is the perfect opportunity with an ideal tenant in place with a lease till September .

**2 BED | 1 BATH | 2 CAR**

**PRICE:**  
**\$370,000**

**OPEN FOR INSPECTION:**  
**N/A**



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