



**SOLD**

## NEW TO THE MARKET APARTMENT, A FANTASTIC OPPORTUNITY!

If you are looking for a 2 bedroom apartment with low body corp, then this is truly for you. This apartment would be perfect for investors and first owner occupiers alike.

### Features Include:

- \* Two bedrooms, Two bathrooms and 2 Car Garage(tandem).
- \* Open plan living with a large balcony area.
- \* Tiled living area, dishwasher, ceiling fans,
- \* Internal living 75m<sup>2</sup> and lock up garage 18m<sup>2</sup> = 99m<sup>2</sup>
- \* Ground floor unit in a Small complex of only 10
- \* Currently tenanted at \$350 per week, until January 2022 or sooner.
- \* BODY CORP APPROX \$55 per week and Council rates approx \$2100 per annum

This property is a short stroll to the beautiful Broad water, close to Labrador State School, Griffith University, Hospital and Major shopping centres.

\*\*\*ALL OFFERS WILL BE SUBMITTED AND CLOSING DATE FOR EXPRESSIONS OF INTEREST WILL BE 25 October 2021\*\*\*

\* Pictures of furniture are indicative and may not accurately represent the furniture at this time

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

**PRICE:**  
**\$361,000**

**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.