



# Sold

## 200 METERS TO THE BEACH

2 BED | 2 BATH | 1 CAR

17/22 Second Avenue, Broadbeach, QLD, 4218

Building Name - Grangewood

- Block size Approximately 1826m<sup>2</sup>
- Apartments in Building - 18
- Body Corporate Fees - \$105 pw approx
- Sinking Fund - \$95,324.91 AS AT 23 FEBRUARY 2022
- Apartment Size - 96m<sup>2</sup>
- Council Rates - \$4500 p.a. approx. When in holiday letting, less for owner occupier
- Water Rates - \$1400 p.a. approx.
- Year Built - Circa 1981
- Permanent Rental - \$600 to \$650 pw approx.

Grangewood Features

- North East facing swimming pool
- BBQ and Garden Areas
- Underground lockup parking with storage cage
- Onsite Manger who assists with holiday letting

**PRICE:**

**\$564,000**

**OPEN FOR INSPECTION:**

**N/A**



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# 17/22 2ND AVE BROADBEACH

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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.

This plan is for illustrative purposes only.  
Any information provided should not be relied upon solely.