



**SOLD**

## INVEST OR NEST.

Are you looking for a solid investment property or some were to call home, then this may just be the place. This excellent two-bedroom Besser block unit is Located not too far from the CBD and local shops and is currently empty and ready to move straight into.

Points of interest include:

Kitchen featuring electric cooking, large pantry and plenty of bench space

Open plan lounge and dining area

Two built-in bedrooms with mirrored robes

Bathroom with an easy-to-use large shower plus vanity

Leafy front courtyard providing privacy and a lovely place to sit while enjoying your morning coffee

Secure car parking in single lock up garage with remote access.

With current body corporate fees of \$2,172 a year reduced to \$1,800 if paid on time, this certainly is an attractive proposition for those looking to invest.

Rental appraisal on this property placed it between \$285.00 to \$295.00 a week.

Please call Phil Edmunds to arrange a time to inspect.

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

**PRICE:**  
\$217,000

**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.