

# SOLD

## RAINFOREST TRANQUILITY.....RENOVATED UNIT!

Teresa Cawte, your @realty Agent proudly launches this renovated 2 bedroom ground floor unit to the market.

Situated at the end of the complex the fortunate buyer or tenant will be the envy of many coming home to such a tranquil and completely satisfying location. With such a picturesque outlook from your own private back patio, enjoy sipping your favourite drink while listening to the soothing sounds of the rainforest.

Freshly painted throughout with many appliances that have been replaced recently, you are off to an exciting start living at Barron Villas. For those who plan to invest, a written rental appraisal for this unit is available at \$380 - \$400 per week. in teh current market. Kamerunga is a sought after location!

### Features:

- \* Nestled, private and ready to decorate your way
- \* Saltwater Pool
- \* Private back patio
- \* 2 bedroom with built-ins
- \* 3 split system air conditioners
- \* Separate toilet
- \* Security Screens
- \* Remote Smoke Alarm System
- \* Separate and allocated single lock up garage

Body Corporate fees are approx. \$5,800per year divided into quarterly payments  
Council Land Rates are approx. \$1,300 every 6 months

Your opportunity to appreciate this excellent property is right NOW! Contact Teresa Cawte on 0413 209 810 for your own private inspection!

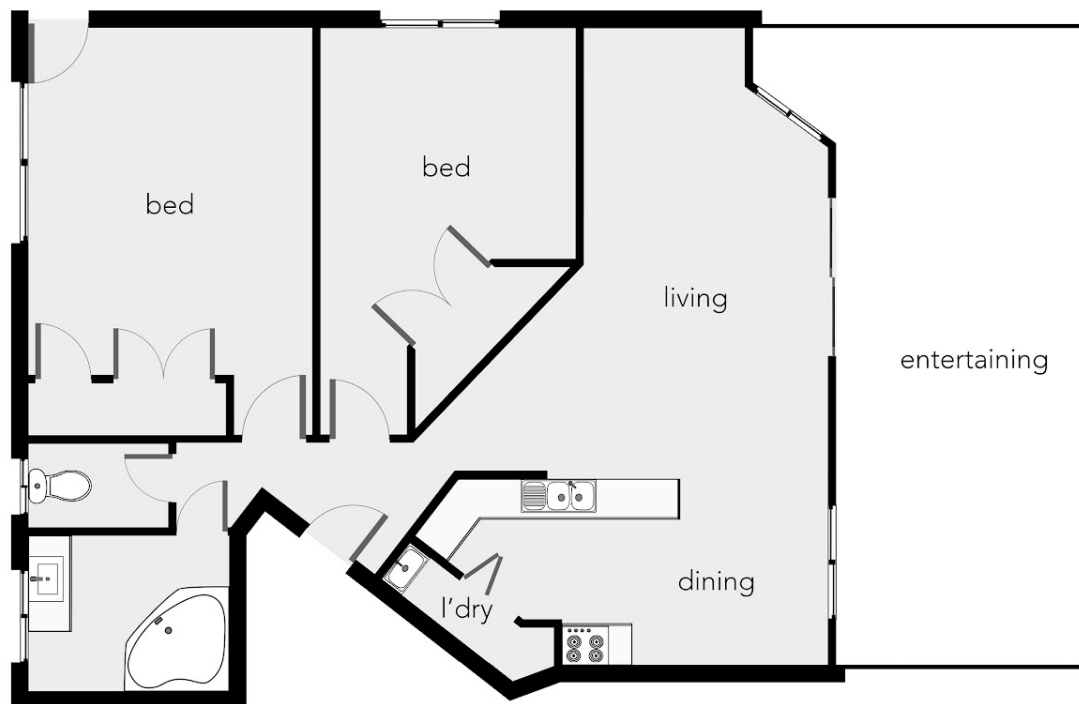
2 BED | 1 BATH | 1 CAR

PRICE:  
\$245,000

OPEN FOR INSPECTION:  
N/A



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Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

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.