



SOLD

5 STAR INVESTMENT, AWESOME LONG-TERM TENANT, SECURE RESORT LIVING!

Body Corp levies - \$843 per qtr
Rates - \$452 per qtr
Currently lease at \$420 pw to the 18th Oct 2023
Rent Appraisal current potential - \$450pw +

Located in a resort like gated complex, offering inground swimming pool, full sized tennis court, gazebo picnic / BBQ area and plenty of parking amongst the complex, as well as the added security of being in a gated community. The tenant keeps this property as if it were their own property, as you will see upon inspecting.

Downstairs - a spacious air-conditioned open plan tiled living and dining, adjoining a well-appointed modern kitchen with electric oven and cooktop, dishwasher, generous size bench tops and abundant storage. Flowing out to the covered outdoor area for a BBQ or entertaining in the beautiful floral garden lovingly attended by your tenant.. Oversized single remote garage with internal access, laundry and a 3rd toilet servicing the lower level.

Upstairs - is an extra-large master bedroom with near new ensuite, whilst the two generous sized bedrooms with fans have access to the near new bathroom and separate toilet.

Excellent rental returns in the area an exceptional opportunity to add to your portfolio, get onto the prized Runcorn property ladder, resort-style facilities, convenience, and location. A short 10 min walk to local shops, main train line, city bus services and Runcorn Heights State Primary just around the corner makes this an appealing rental home. A perfect investment opportunity with low Body Corp levies.

Property Includes

- Three good sized bedrooms (all with built ins & fans)
- Generous sized modern kitchen with breakfast bar
- Dishwasher
- Air Conditioning downstairs
- Two Bathrooms

3 BED | 2 BATH | 1 CAR

PRICE:
\$452,000

OPEN FOR INSPECTION:
N/A



Joel Lo
0435733168
joello@atrealty.com.au
www.atrealty.com.au



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.