

SOLD

CONVENIENT WITH FUNCTIONAL FLOOR PLAN!

Situated in a small complex of 6, this unit is pleasantly spacious and offers plenty of living space with a sizeable kitchen and bedroom. With its Solid block construction and being fully tiled throughout the unit is ideally suited to our tropical lifestyle. The unit features 2 split system air conditioners, one in the living area and a recently installed second unit to the bedroom. The unit has a compact laundry area located in the adjoining garage which is easily accessible and has direct internal access from the living area, which offers both security and convenience. The unit also features an "Exclusive use" patio area adjacent to the front entry that could be further enhanced subject to Body corporate approval.

FAST FACTS: -

- Built approx. 1989
- Within easy walking distance of "Raintrees" shopping centre 800m
- Tenanted until 4th September 2023
- Fully tiled throughout.
- Garage with direct internal access
- Main bedroom with large built-in robe
- Large kitchen
- Only six in complex
- Close to transport
- 80 sqm
- Inground swimming pool in complex with new fencing
- Pet friendly subject to BC Approval

THE NUMBER CRUNCH: -

- Low Body Corporate fees \$4,711.28
- Renting for \$280 per week
- Council Rates approx.\$2,774.

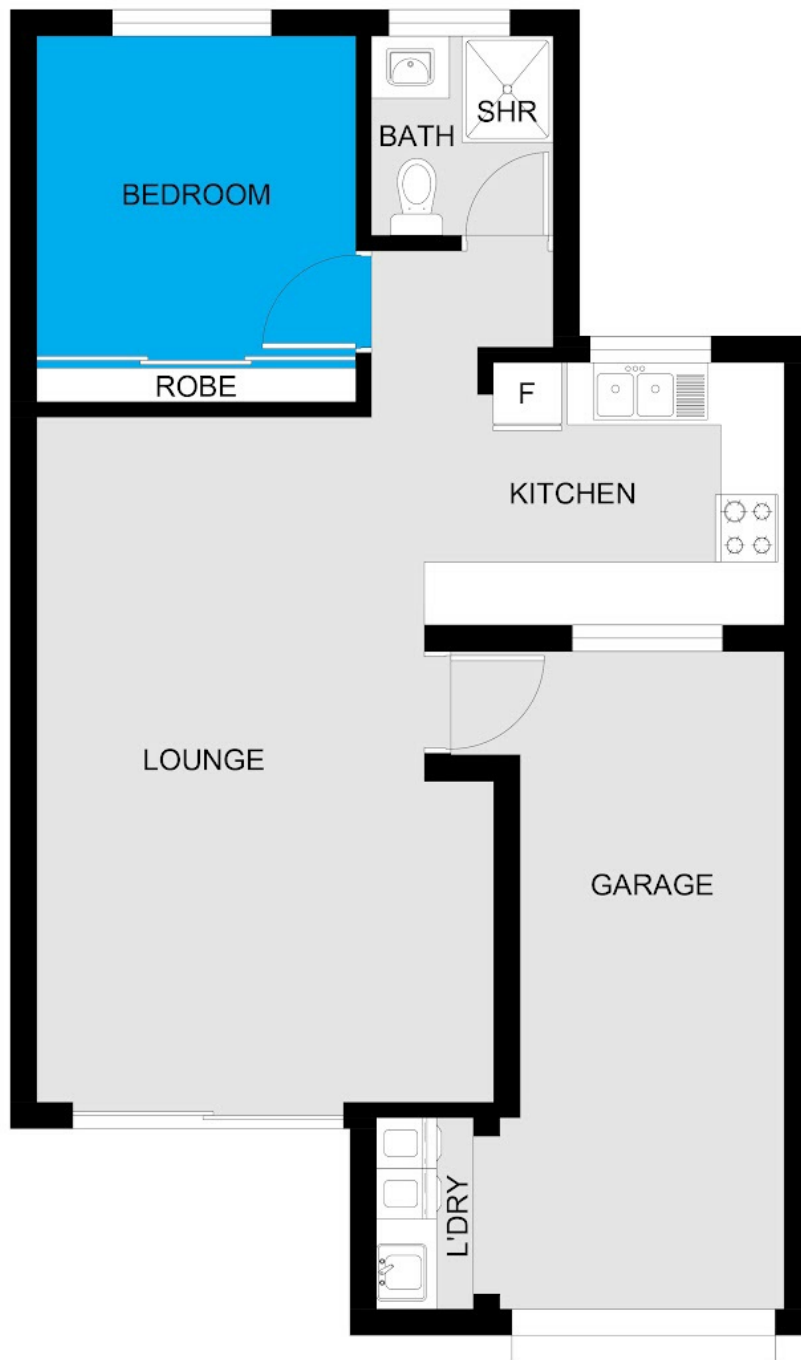
1 BED | 1 BATH | 2 CAR

PRICE:
\$145,000

OPEN FOR INSPECTION:
N/A



Sue Anderson
0402444084
sue@atrealty.com.au
www.atrealty.com.au



FLOOR PLAN

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 floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Sue Anderson

040247684

sue@atrealty.com.au

www.atrealty.com.au

27678 "Raintrees Court" Birch St , Manunda