



SOLD

UNDER OFFER

PERFECT ADDITION TO YOUR INVESTMENT PORTFOLIO OR ENTRY LEVEL FIRST HOME.

Unit 19 Edward Place, is a recently renovated studio, that's a great find - small in stature but big on features.

A well located, affordable investment to 'set & forget' with great returns or of course an ideally positioned first home.

Found in the sought after suburb of Biggera Waters it's close to The Broadwater & its stunning beach and walking paths.

Set up into three spaces, you have all the necessities for simple living. An open plan living/dining/kitchen, bathroom/laundry and of course a bedroom space with built in robe and all located just a short walk of The Broadwater.

Your apartment also comes with an undercover car space only accessible through the security gate. Pedestrian entry to the complex is also by way of security gates. This studio apartment has 1 car space.

A low body corporate of approx \$33pw and tenants currently paying \$430pw rental income, this unit is hard to look past as an investment property.

This is a small friendly building of only 22 units, many occupied by long term owners. This property is currently tenanted until July 2024 with great tenants who are happy to stay on.

Features

- Hybrid timber floors
- Renovated kitchen with stone tops, breakfast bar, mirror splash backs & good storage
- Ceiling fans
- Well looked after complex
- Very low body corporate \$33pw approx
- Currently rented for \$430pw to July 3rd 2024
- Security gates for pedestrian and vehicle access to the complex, intercom access for guests

This is the perfect place to engage in all the activities that waterside living can offer. Located close to Harbour Town Shops & Restaurants. Walk to The Broadwater. Walk to

1 BED | 1 BATH | 1 CAR

PRICE:
\$370,000

OPEN FOR INSPECTION:
N/A



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19/4 Brighton Street, Biggera Waters

Internal: 35m² | Car space: 16m² | Total: 51m²

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.