



**SOLD**

**OFFERS CLOSE 5PM MONDAY 6TH OCTOBER!**

Private and clean, breezy and spacious, low maintenance and immaculately kept from the current owner. With space all around and a large, covered, outdoor entertaining area, it does not feel like a unit. Remote control lock up garage with loads of room for plants, bikes, even a vege patch in this fully fenced 155m2 allotment. Constructed of solid brick and located back off the road for extra peace and quiet. Lots of extras including your own lawn locker, shade sail, door awnings, fire escape and insulation in the roof. Inside consists of open plan living, generous kitchen, internal laundry, large shower and modern vanity, separate toilet and a king size main bedroom with full length built in robes. There is split system airconditioning to the main bedroom and living and the home has security screening where necessary. Centrally located to schools, shops, Restaurants, beach, CBD and airport. Perfect for a first home owner, retiree or Investment property.

Body Corp Fees \$ 2574.68 per half year.  
Rates \$1,825 per half year and water \$153.73 per half year.  
Estimated Rental Return \$470 to \$520p/w

Disclaimer: All information has been obtained from the seller. The agent/s cannot verify its accuracy and do not give any warranty as to errors or omissions, if any, in these particulars. Prospective purchasers should satisfy themselves by inspection and making their own inquiries or otherwise as to the accuracy of the particulars. Location shots and use of furniture (real or virtual) are for visual display purposes only and not included in sale. Grass has been enhanced for visual appeal. We are not financial advisors or deem to provide financial advice and urge all prospective purchasers to make their own inquiry into funding available.

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

**PRICE:**  
**\$381,000**

**OPEN FOR INSPECTION:**  
**N/A**



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