



# FOR SALE

## LOW MAINTENANCE LIVING - CLOSE TO BASE HOSPITAL

Are you looking for something low maintenance and close to the Base Hospital? This lowset, solid brick home is within walking distance to the Base Hospital, shopping centre, schools, parks, restaurants, clubs and more. With 2 built in bedrooms, the main is very generous and both rooms have walk in robes, quality, commercial grade, timber floor planking and split system airconditioning. The home is wheelchair accessible and offers open plan, airconditioned living with spacious kitchen, brekky bar and dishwasher provision. Plantation shutters, quality curtains, security screens, ceiling fans, internal laundry, outdoor patio and a single remote controlled, lock up garage under main roof. The garage also has wheelchair ramp access which can be easily removed if not required and an indoor, pop up clothes line. The property is on a spacious 225m<sup>2</sup>, has a small yard, garden shed and extra car parking at the front of the unit for 2 cars. Situated in a small complex and affordable body corp fees, this one will not last long. The property was freshly painted and renovations done approximately 2 years ago and there is spare tiles and paint in the shed. Call Jodie now for your private viewing. Genuine seller

Rates \$ 1,533.84 per half year

Body Corp Fees \$1,109.49 per quarter

Built in 1998

Estimate Rental Return \$510 to \$560p/w

Disclaimer: While 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 satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are requested to take necessary action to satisfy themselves with any pertinent matters.

2 BED | 1 BATH | 1 CAR

PRICE:

Offers over \$445,000

OPEN FOR INSPECTION:

N/A



**Jodie Cowin**

**0407211322**

[jodiecowin@atrealty.com.au](mailto:jodiecowin@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)