

FOR SALE

ONE BED GROUND FLOOR APARTMENT UNDER \$300K - MINUTES WALK TO EDGE HILL PRESINCT.

The owner affectionately calls this unit 'The Box'. But in actual fact it is not necessarily - just a box.

I has a compact but functional kitchen, large living, dining room with a spacious bedroom at the rear and the bathroom laundry combo in the next room. Easy to keep clean with tiles on the floor. Freshly painted ceiling and nothing to do but move in. Of course you could renovate to make it more YOURS but easy as it is now...

Being ground floor and only steps from the carport, this unit is simple, easy and ready to live in. It even comes with basic furniture. Fridge, washing machine, dryer, dining table and 2 chairs and sofa. Easy enough to sell if you don't need it.

A great tenant is in place until the end of January 2027 and would stay on if you are an investor. He is paying \$350.00 per week in rent. Body corp fees are approx \$5,333 per year.

It is the location that beats all other units in this area. Just a minute walk to Osmosis, the Botanic Gardens, loads of restaurants, butcher, hairdressers and more - airport a short drive as is the CBD.

Take a closer look and be impressed. Happy to meet you there anytime if the Open House time does not suit - just call Kendall 0417 167 695.

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

1 BED | 1 BATH | 0 CAR

PRICE:

Offers over \$295,000

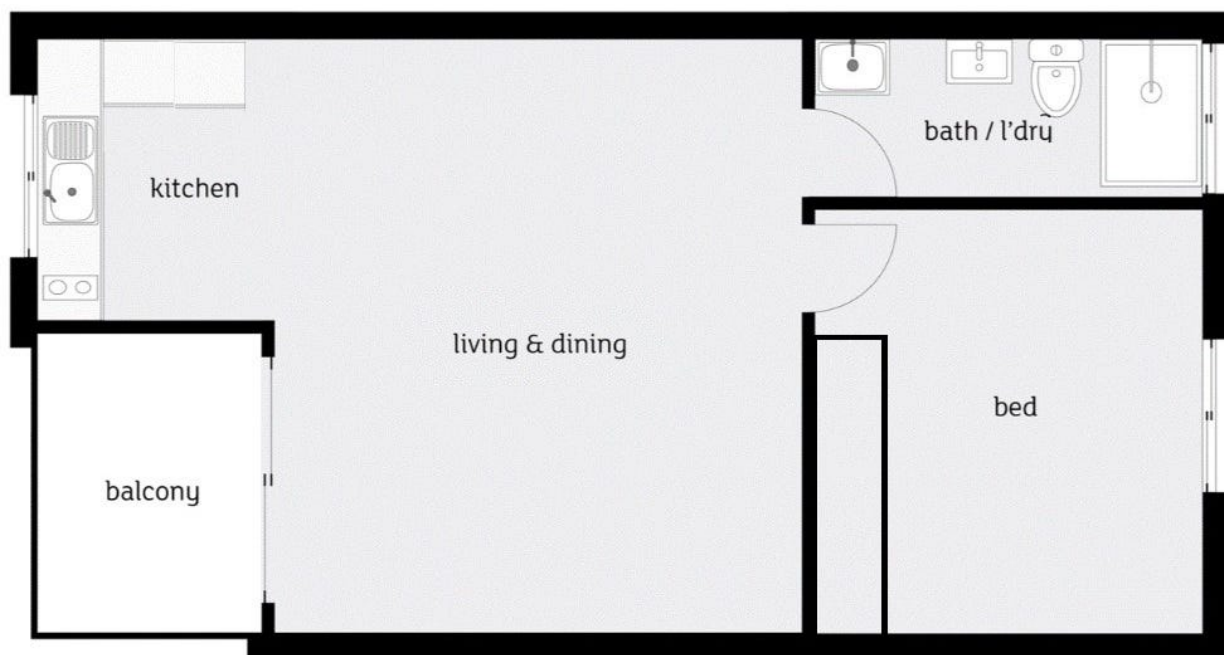
OPEN FOR INSPECTION:

N/A



Kendall Booth
0417167695

kendall@atrealty.com.au
[Kendall Booth Website](#)



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.