

7 138 Soldiers Rd, Bowen, QLD 4805

\$400,000

Unit 2    



Prime Location Unit – Walk to Beach, Parks & Golf Cour

This well-maintained two-bedroom unit is perfectly positioned just around the corner from beautiful Hansen Park and only a short two-minute stroll to the beach. Offering relaxed coastal living, it's an ideal opportunity for first-home buyers or investors alike.

The unit features two generous bedrooms with built-in wardrobes, along with a spacious open-plan living and dining area serviced by a large air-conditioner capable of cooling the entire unit. The tidy kitchen provides plenty of bench and cupboard space, while the well-sized bathroom completes the practical layout. Neat, comfortable and ready to enjoy.

A single remote-control lock-up garage includes an enclosed laundry and offers secure parking, with access to your own private courtyard area.

Set within a small complex of just eight units, this property is highly sought after thanks to its convenient location close to Bowen's golf course, local markets, parks and stunning beaches. It's a fantastic place to call home or a smart addition to an investment portfolio.

The owner currently occupies the property. If purchased by an investor, it is expected to rent for approximately \$500 per week.

Pets are subject to Body Corporate approval.

Body Corporate fees – \$ 4503 / year

Rates – \$ 3681 / year

Inventory Included:

2 x Double Bed Ensembles

1 x White Timber Dutchess

1 x Grey Cloth Lounge

1 x Dining Room table and 2 x Chairs

1 x Stainless Steel Fridge/Freezer

Open for Inspection

By Appointment.

Listed By

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