



L16/56A Moores Pocket Rd, Moores Pocket, QLD 4305

Sold - \$237,500

Unit 2  2 



## RETIREMENT DOWNSIZER OR INVESTMENT

PROVIDING AN EXCELLENT RENTAL RETURN OF \$600/WK, THIS PAIR OF ONE BEDROOM UNITS IS IN AN "OVER 55'S" COMPLEX PRESENTING AS A FANTASTIC INVESTMENT OR DOWNSIZER RESIDENCE WITH AN INCOME STREAM!

**Open for Inspection**

By Appointment.

### UNIT 31 PRESENTS WITH:

A roomy and separate carpeted living room on entry.

Convenient galley styled kitchen with tiled floor and overhead cupboards, bench, sink and dual plate ceramic cook-top, microwave space and storage.

A large bedroom at the rear of the unit has split system A/C, built-in robes and spacious ensuite which includes laundry area, shower, large and deep vanity basin plus storage space.

The bedroom opens through a sliding glass door to a concreted patio overlooking a lawned area and garden.

### UNIT 32 INCLUDES:

A separate carpeted living room on entry with north facing window catching the sun.

The galley-styled kitchen has tiled floor and includes the laundry area, benches, sink and dual plate ceramic cook-top, microwave and fridge spaces.

The airy bedroom at the rear of the unit has split system Air-Conditioner, built-in robes and extra spacious ensuite with plenty of storage space and corner vanity.

The bedroom opens through a sliding glass door to a concreted patio overlooking a lawned area and garden.

These units are on the end of the building with an open grass area beside Unit 32. There is plenty of Car parking for the complex and walking paths between all buildings.

The bus stop is located conveniently at the front entrance and the property is located only a few minutes to Riverlink shopping centre or also close to Karalee shopping Centre.

Within the Complex is the large Community building comprising of a large dining/community area, library space and music room. Large verandahs surround the front, sides and rear of the Community building providing great space to entertain visitors.

RENT: Unit 31 - \$300/wk to 22/08/2025 and Unit 32 - \$275/wk to 11/09/2025.

Rates: Approx \$556.60/qt

Water: Approx \$222.16/qt

### Listed By

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