

305/5 (Unit 33 Bourton Rd, Merrimac, QLD 4226

Sold - 24/05/2021

Villa 1 1 1 1 1



Looking For the Perfect Investment? Better than bank returns

Investors Only: Perfect for cashed up investor/super fund

"Bougainvillea Lodge" is an over 50's village, offering independent living for pensioners in fully equipped single bedroom units.

The tenancy rate here is 100% with a huge waiting list, making this an exceptional option for the eager investor!

Your investment will be in safe hands with a caretaker who lives on site, and the tenants are well looked after with 3 home-style meals per day plus regular visits from doctors and hairdressers.

Public transport is also available from the front of the estate.

The unit includes:

- 1/2 One bedroom with air-conditioning, built in robes and sliding doors to outdoor area
- 1/2 Open plan living and dining with kitchenette
- 1/2 Kitchenette excludes a stove, but includes fridge and microwave
- 1/2 Central bathroom with shower and laundry and includes washer and dryer
- 1/2 Security screens throughout
- 1/2 Ceiling fans in bedroom and living area
- 1/2 Smoke detectors (Level 1 Fire Safety rating)

Currently rented at \$1,040 (net - after management fees and admin costs) per month approx

Body corp \$95 per week approx.

Council Rates \$1,700 per annum approx

On site managers for security and assistance

Lovely gardens maintained for the residents.

Don't miss out on this great opportunity! Call Roelien for more information, or to arrange your tour!

Disclaimer: In the preparation of this document, we have used our best endeavours to ensure that the information contained herein is true and accurate, and

Listed By

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