




**1/5 Hamel St, Camp Hill, QLD 4152****Sold - \$425,000**Apartment 2  1  2 

## Perfect Property to Either Nest or Invest

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\*\* Open Home as advertised subject to lifting of Covid 19 Lockdown Restrictions \*\*

**Open for Inspection**

By Appointment.

Location, Size, Storage, Air Conditioning, 2 Car lock up Garage - Perfect place to live or a solid investment.

This first floor solid cavity brick unit is conveniently located close to the popular Martha Street caf precinct, local shops, restaurants and has a bus stop just a minute's walk away.

The unit has had some upgrades with timber flooring throughout the living & dining area and recently renovated kitchen with plenty of cupboards, bench space & a direct server to the dining area.

The bedrooms are a good size and include built-in robes. The air conditioned living area is a generous size has access to the private front balcony with suburban views.

The bathroom is huge and includes a shower and a separate bath. Downstairs there is a remote control lock up garage for 2 small cars + storage.

Features include:

- \* Recently renovated kitchen
- \* Timber flooring throughout the living space
- \* Separate Living & Dining area - Direct server from the kitchen to the dining area
- \* 2 Spacious bedrooms with built-in robes
- \* Large bathroom with separate shower & bath
- \* BIG Remote lock up garage - Enough room for 2 small cars
- \* Body Corporate fees are only \$2,191.50 per year.

For the investor there is a fantastic tenant in place with a lease until May 2022 at \$360.00 per week. (Tenant has agreed to negotiate a vacate date should an owner occupier buy the unit)

### Listed By

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