

92/40-56 Gledson St, North Booval, QLD 4304

Sold - \$280,000

House 3 2 1



## LOW MAINTENANCE LIVING

This incredible unit is a part of a family-friendly gated community that includes a large swimming pool PLUS spa, BBQ and grassed common area, and an onsite manager. Congratulations.

**Open for Inspection**

By Appointment.

Please note the photos are of the property vacant. There is currently a tenant in place. Please contact the Agent to book your private viewing. Thank you.

Tenant in place currently paying \$310 per week on a fixed lease until January 2023. If you wish to move in please consider the lease time lines and discuss this with your agent.

### UPSTAIRS -

- 3 bedrooms all with built-ins and ceiling fans.
- Main bathroom complete with private ensuite.
- Main bathroom to service the family with bath and shower.

### DOWNSTAIRS -

- Modern kitchen fully equipped with quality appliances including a dishwasher PLUS abundant storage and bench space.
- Combined lounge/dining room with air-conditioned comfort.
- Family sized laundry and convenient 3rd toilet for guests.
- Single lock up garage with remote access.
- Covered entertainment area with courtyard and secure fencing.

### INVESTOR INFORMATION

- Estimated new rental return is \$330 - \$350 per week.
- Body Corporate Fees \$3,084.11 approx. per year.

### COMPLEX FACILITIES

- 107 Units in total built in 2008.
- Bus stop at complex entry.

### Listed By

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