

80/40-56 Gledson St, North Booval, QLD 4304

Sold - \$278,500

House 3 2 1



GREAT APARTMENT - POPULAR COMPLEX

Tenant in place currently paying \$320 per week on a fixed lease until May 2023. If you wish to move in please consider the lease time lines and discuss this with your agent.

Open for Inspection

By Appointment.

INVESTOR INFORMATION -

- The current rental market indicates that your property is estimated to secure a rental income of between \$320 - \$350 per week.
- Body Corporate Fees \$3,084.11 approx. per year.
- Rates - \$508.95 approx. per quarter.
- Water - \$387 dependent on usage approx. per quarter.

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

DOWNSTAIRS -

- Modern kitchen fully equipped with quality appliances including a dishwasher, as well as abundant storage and bench space.
- Combined lounge/dining room with air-conditioned comfort.
- Internal entry to the single garage which has a storage area in under-stair space and access to the laundry and extra separate toilet. The laundry opens to the rear courtyard and clothesline.
- Alfresco outdoor area is concreted and has garden beds along the fence with shady shrubs for privacy.

UPSTAIRS -

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

COMPLEX FACILITIES -

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

Listed By

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