

1/14 Normanby Street, Bundaberg South, Qld 4670



Sold Unit

Friday, 25 August 2023

1/14 Normanby Street, Bundaberg South, Qld 4670

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Tim McCollum

0427523088



Sonia Hancock

0438162574

\$225,000

Located just 1.3kms from the Bundaberg C.B.D, just 600m from major shopping, 1 km to various schools and more sits this low set brick unit in a complex of just 3 units. Situated in a one way street resulting in minimal traffic. The unit offers 2 bedrooms, single bathroom, lounge, and dining combination plus a single attached lock up garage with direct internal access. The unit features a fully fenced yard providing room to park another vehicle or to set up a trampoline, kids playground or whatever it is that suits your needs. The unit has a concrete slab, is brick veneer construction, has aluminium windows and a colorbond style roof, resulting in a property that requires minimal maintenance and very low body corp. fees required. Currently the unit has a long-term tenant of which has been in place for over 15 years paying \$300 per week on a fixed term lease ending December 2023. The buyer has the option of either offering the tenant another term to stay in place or provide the tenant notice to vacate by the end of the lease. If you are looking for a home to live in, you will be able to move into the unit following the end of the current lease provided the tenant is provided the required notice before hand. This is an ideal opportunity to enter the property market or add to your existing portfolio. Being so close and handy to the Bundaberg C.B.D and major shopping, the unit will also be able to secure a new tenant if the current tenant were to vacate. The location will also be high in demand for those looking to purchase a unit to live in. A buyer without a driver's license will seek to buy the unit as it is within walking distance to amenities. AT A GLANCE UNIT - Construction - Brick veneer, concrete slab, aluminium windows, colorbond roof. - Bedrooms - 2 - Bathrooms - 1 - Car - 1 Tenant - Tenant in place paying \$300/wk on a fixed lease ending Dec 2023 Council Rate - \$1550 per 6 months (Approx) - without water consumption Body Corp - \$3,177,71 per year. (Admin fund which is the day to day expenses including building insurance is \$2152.39 per year, Sinking fund which is a savings account to spend on the outside of the building and complex is \$1025.32 per year which takes the total as above to \$3,177.71 per year) Balance of sinking fund as of 31-01-2023 is \$13,184.84 of which can be spent improving the outside of the building, fencing etc provided all 3 owners are in agreement. Agent: Tim McCollum Mobile: 0427 523 088 The information provided is for use as an estimate only and potential purchasers should make their own inquiries to satisfy themselves of any matters.