

**10/13-15 Terrace Place, Nelly Bay, Qld 4819**



**Unit For Sale**

Friday, 3 May 2024

10/13-15 Terrace Place, Nelly Bay, Qld 4819

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 172 m2**

**Type: Unit**



MaryAnne Law  
0417750500

**\$399,000**

Located central in Nelly Bay set in a small complex of 13 units with swimming pool is this two-bedroom 2-bathroom apartment with Marina Berth Lease. The furnished apartment offers an open plan living area downstairs that combines lounge, dining and the kitchen with good bench space and ample cupboards with pantry. Upstairs you will find the master bedroom with good wardrobe space and ensuite which has a great relaxing spa bath. The second bedroom with wardrobe and main bathroom with a bath is also upstairs. Located with a quick walk to the Nelly Bay beach and park and the Marina Berth is located close to the apartment in the marina. The apartment is currently tenanted until July with the lease at \$420 per week. Please note that inspections require at least 24 hours' notice due to the tenancy. Body Corp Fees including the sinking fund are approx. \$11,498 annually. City Council Rates including water rates are approx. \$1,639 per 6 months. The complex is very conveniently located within walking distance to the ferry terminal restaurants, cafes, supermarkets, medical clinics, also the primary school. Don't delay contact MaryAnne to arrange an inspection.