

11 & 14/53-57 Bergin Road, Cranbrook, Qld 4814



Unit For Sale

Wednesday, 15 May 2024

11 & 14/53-57 Bergin Road, Cranbrook, Qld 4814

Bedrooms: 2

Bathrooms: 2

Area: 91 m2

Type: Unit



Craig Pearce
0400048940

Offers over \$199,000

Cranbrook Suites is a complex of 48 residential one-bedroom units focussing on independent care for seniors. Located across the road from Cranbrook Park and the nearby Ross River, shopping, recreation and medical facilities are all a short drive away. This property contains two separate units on the one title, allowing two individual tenants to occupy the property and have their own units. Both units had a complete make-over three-years-ago, including bathrooms, kitchens, flooring, paint and air-conditioning.

Unit 11:

- Open plan lounge/dining/kitchen
- Fully tiled and serviced by split system air conditioning
- Kitchen includes stone benchtops, tiled splashbacks, water filter, two-burner electric cooktop, fridge, rangehood and microwave
- Good-sized bedroom with built-in robes
- Remodelled bathroom, fully tiled as a wet room with shower space, vanity, and toilet, and handrails for assisted use
- Taps and washing machine in the bathroom
- NBN to the premises
- CCTV cameras on the outside and inside with hard drive recording (owner access only)
- Long-term tenant in place with a periodic lease at \$300 per week

Unit 14:

- Open plan lounge/dining/kitchen
- Fully tiled and serviced by split system air conditioning
- Kitchen includes laminate benchtops, rangehood, water filter, tiled splashbacks, a two-burner electric cooktop
- Good-sized bedroom with built-in robes
- Remodelled bathroom, fully tiled as a wet room with shower space, vanity and toilet, and handrails for assisted use
- Taps and space for washing machine in the bathroom
- NBN to the premises
- CCTV cameras on the outside and inside with hard drive recording (owner access only)
- Long-term tenant in place with a periodic lease at \$280 per week

The complex has a main clubhouse with communal living space, laundry available for all residents, and a lunch system and linens available for residents wishing to sign up. There is undercover parking space for 18 vehicles on a "first come, first served" basis. The yards and gardens are cared for by an on-site caretaker. Current combined rent at \$580 per week totalling \$30,160 per annum. The Body Corporate Fees includes both units and is a total of \$13,205.68 per annum. The Council Rates includes both units and is a total of \$2,460 per half-year including water. (\$4,920 per annum). Please contact Craig on 0400 048 940 for further information.