

11/201-203 Aumuller Street, Bungalow, Qld 4870



Apartment For Sale

Tuesday, 28 May 2024

11/201-203 Aumuller Street, Bungalow, Qld 4870

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Claudio Di Bartolomeo
0740519300

Offers in the mid \$200,000's

Discover the perfect blend of comfort and convenience in this ground floor apartment, ideally situated just a short stroll from the city center. Currently rented at \$340 per week till February 2025, this unit presents an excellent investment opportunity with steady rental income. The affordable body corporate fees of \$5794.52 per year add to its appeal. The apartment features two generously sized bedrooms, each with a private ensuite, air conditioning, and spacious walk-in robes. The fully tiled living and dining areas create low-maintenance lifestyle, while the kitchen boasts a hidden laundry area complete with a dryer for added convenience. Additional amenities include a pool within the complex and a secure undercover carport for your vehicle. This well-maintained unit offers easy access to public transport with frequent bus services right outside. Perfect for both investors and homeowners, this apartment is priced to sell quickly. Don't miss out on this exceptional opportunity to own a beautiful property so close to the city. Contact us today to arrange a viewing!

Key Features:

- * Large living space
- * Two generously sized bedrooms to provide ample accommodation for residents or guests
- * Two bathrooms for utmost convenience
- * Spacious kitchen featuring abundant benchtop and cupboard space
- * Large living/dining areas
- * Internal laundry
- * Air conditioning
- * Resort-Style Pool shared in the complex
- * One allocated carport

For investors, the details are as follows:

Price: Offers in the mid \$200,000's
Rental Appraisal: \$370 - \$410 per week
Current Rental Income: \$330 per week until February 2025
Rates: Approximately \$2,900 per year
Body Corporate Fees: Approximately \$5794.52 per year
Number of lots in the complex: 34
Year built: 1990

For private inspections, kindly contact Claudio. Please note that a notice of 24 hours is required to facilitate property inspections. Please be advised that the photos provided have been digitally enhanced for privacy reasons, and the property is currently tenanted.

Disclaimer: While every effort has been made to ensure the accuracy of the information provided, we accept no responsibility for any errors, omissions, inaccuracies, or misstatements contained herein. Prospective purchasers are urged to conduct their own due diligence and verification of the information contained within this advertisement.