

11/6 Clancy Court, Tugun, Qld 4224



Unit For Sale

Friday, 22 March 2024

11/6 Clancy Court, Tugun, Qld 4224

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Lenny McLennan
0755898688



Tanae Boyle
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Auction

OPEN FOR INSPECTION WEDNESDAY 10 APRIL FROM 5:30 - 6:00PM OPEN FOR INSPECTION SATURDAY 13 APRIL FROM 12:30 - 1:00PM Nestled within a secure complex on second floor, discover the impeccable charm of this 2 bedroom unit. This apartment is a blend of convenience and designed for those who appreciate a secure, comfortable lifestyle in a sought-after location. FEATURES A spacious kitchen equipped with a dishwasher, expansive pantry and ample space Open-plan living area with air-conditioning for year-round comfort A balcony accessible from the living room, perfect for enjoying the gentle breezes Two good sized bedrooms, each with built-in wardrobes & air conditioning Parking is made easy with two car spaces, including one lock-up THE FINER DETAILS Currently rented \$500/week with lease ending 1.8.2024 Water: \$326.87 per quarter approx Rates: \$2,588 annually approx Body Corporate: \$41 per week approx Sinking Fund \$29,781.19 as at 30.9.23 Rental Appraisal \$550-\$600 approx WHERE TO FROM HERE 5 minute drive Tugun beach 5 minute drive to Tugun Village: IGA, florist, cafes, bottleshop 5 minute drive to John Flynn Hospital 7 minute drive to Coolangatta International Airport 9 minute drive to Southern Cross University 20 minutes drive to Kingscliff 38 minute drive to Surfers Paradise 50 minutes to Byron Bay 1 hour & 11 minutes to Brisbane This will sell on or before auction!! AUCTION ON THURSDAY 18TH APRIL AT GREENMOUNT SURF CLUB AT 5.30PM Contact Lenny McLennan on 0417 604 038 or Tanae Boyle on 0402 676 424 for more information & to book your inspection. DISCLAIMER This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. The information relating to this property has been obtained by a third party source, which is believed to be accurate and reliable. RBR Property Consultants has taken every care to ensure this information is as reliable and accurate as possible, but may be subject to errors and omissions. RBR gives no guarantee that this information is 100% correct and it is recommended that you consult an advisor to verify any information for any properties.