

**11/84-86 Dearness Street, Garbutt, Qld 4814**



**Unit For Sale**

Friday, 14 June 2024

11/84-86 Dearness Street, Garbutt, Qld 4814

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 128 m2**

**Type: Unit**



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## Offers over \$279,000

The central location puts you in arms reach of everything! Make yourself at home! Situated mid-way down the complex, this gorgeous two bedroom apartment is a great way of entering the property market in a location so close to everything. The complex is kept in wonderful condition and is such an inviting community. An electric sliding gate at the front provides security and privacy but there is plenty of on-site parking for when you have visitors pop over. A shared pool is accompanied by a picnic table for enjoying the North QLD summer. The unit itself is split over two levels. A secure car park for your vehicle or extra storage is a handy bonus. Take the steps up to level two and you'll find two generous bedrooms, both with their own ensuite. The master has the added bonus of a massive walk-in wardrobe and a private balcony for enjoying a morning coffee beneath the shady trees. Downstairs, the open living and dining is customisable to your requirements. Split system aircon helps keep everything cool while you're cooking up a storm in the light and airy kitchen. Out back you've got your very own courtyard for relaxing outside and enjoying the fresh air. With house prices rising quickly units are fast becoming hot property for their easy living and low cost entry points. Don't miss out on this one, we look forward to meeting you here this weekend! With a tenant in place on a periodic lease paying \$360/week, this will be an exciting prospect for investors and with the returns in the complex now pushing up above \$400/week, the future potential is very promising! Body corporate fees are reasonable considering the complex offerings - \$1706/quarter inclusive of building insurance, pool maintenance, electric gate and complex maintenance. A full professional video tour is attached to this listing but a raw video walk through tour is also available! \* Two bathrooms! \* Pool On-site \* Secure complex \* Central location \* Lock up and leave \* Great rental return!