

110/17 Newman Street, Caboolture, Qld 4510



Unit For Sale

Tuesday, 14 May 2024

110/17 Newman Street, Caboolture, Qld 4510

Bedrooms: 1

Bathrooms: 1

Area: 60 m2

Type: Unit



Scott Lachmund
0754989800

\$145,000 (Cash/ No Finance)

Welcome to Comptons Village - Independent Seniors Accomodation...Looking for a fantastic Investment Opportunity in a safe and secure residence in a mature age community..?Your search is over... No Entry or Exit Fees, Strata Titled, Small Outlay for a HUGE Return..!For Investors, this 1998 built Unit returns approx. 10.2%+ Gross Rental Yield, which represents a fantastic financial return and the current Tenant is on a fixed term lease until 20/11/2024 paying \$285 per week.If you would like to invest in a neat and tidy one bedroom unit in a community village; a place which offers an enjoyable lifestyle for your tenant, set among beautiful maintained gardens and lawn areas, among like-minded people with similar backgrounds and life experiences, well this is the place for you.The unit is conveniently located within walking distance of public transport, doctors, chemist, shopping centre, and only a short drive to the hospital. This enables the residents to make getting out and about simple, quick and convenient.Some of the features of this community unit are:> Just a few minutes away from Caboolture Park shopping centre, medical centres, doctors, chemists, hairdressers> On-site Village Managers for your Tenants safety, security and convenience> Care providers visit the Village - Oz Care, Blue Care, Anglicare, Community Nurses> 1 bedroom & compact living area, with bathroom/laundry> Community Room and visitors garden seating area> Open Carport areas if your Tenant has a vehicle (*)> No pets are permittedApprox. Body Corporate and Local Rates costings listed below;> Body Corporate = approx. \$1,314 per qtr> Council Rates = approx. \$513 per qtr> Unit Water Rates = approx. \$286 per qtr (dependent on usage)Due to the nature of the investment, finance is not an option to purchase this Unit, however we do recommend a Pest & Building inspection to be carried out if you desire.Call Scott today before you miss out on 0407 789 801 and I will arrange a private viewing for you.* In relation to the car space, there are spots available to be shared among the units on a first in best dressed basis. Please take into consideration that not all residents own a vehicle.* Note - please allow 24 hours notice due to tenancy access.