

**13/12-14 Hawthorne Street, Beenleigh, Qld 4207**



**Apartment For Sale**

Wednesday, 28 February 2024

13/12-14 Hawthorne Street, Beenleigh, Qld 4207

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 106 m2**

**Type: Apartment**



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## Offers Over \$379,000

Welcome to Kahlua!! What a great opportunity for an astute investor to secure this modern 2 bedroom, extra living/media room 1 bathroom unit with a long term tenant who treats the home as her own – buy quality without the stress. Experience low maintenance, contemporary living with a lease in place until January 2025 with a rental return of \$380 per week. Primely located in Beenleigh, halfway between the Gold Coast and Brisbane. Property features Include\* Unit located on the first floor \* Open plan living design with large split system air conditioner\* Two generous sized bedrooms with ceiling fans\* Open study nook or extra living area\* Modern kitchen with electric stove and dishwasher \* Private built in balcony - enjoy the outdoors year round regardless of the weather \* Undercover allocated 2 single car spaces \* Gazebo area with BBQ and picnic table shared by the complex \* Modern, clean, quiet complex \* Walking distance to the train station and bus connections\* Also close to local shopping centres & schools. For the Investor\*\*\*\* Lease expiry 17th January 2025 @ \$380 per week. Next Rent Review \$420-\$440 per week (Subject to Market conditions)\* Body Corporate \$549.10 approx. \$2,196 per year (Subject to Change)\* LCC Rates \$901 approx. per qtr.\* Built 2010\*\*Please note that some photos used are from a previous marketing campaign respecting the privacy of the tenants.This extraordinary investment opportunity is in high demand and won't be available for long. Don't miss out – contact Marina Bonasia or Mick Slater for more information today!Disclaimer - We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers and rental tenants should make their own enquiries to verify the information contained herein.