

**13/307 Old Cleveland Road East, Capalaba, Qld 4157**

**RaaS**  
Property Group

## Unit For Sale

Friday, 3 November 2023

13/307 Old Cleveland Road East, Capalaba, Qld 4157

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 56 m2**

**Type: Unit**



Brendan Bouton

0421412141

## Offers in the high \$300,000's

This contemporary 1 bedroom unit built in 2019 offers a fantastic opportunity for comfortable and convenient living. With its modern design, abundance of amenities, and excellent location, this property is sure to impress owner occupiers and investors alike. This very conveniently located unit is set just outside the heart of Capalaba. With shopping centres, schools, childcare, TAFE and Capalaba business precinct all within 2-5 minutes away, much of life is on your doorstep. The unit boasts a sleek and modern design, set within a well-maintained community. Step inside and be greeted with a spacious and light-filled open-plan living area. The living room provides an inviting space for relaxation and entertainment of which flows out onto a large balcony. The modern kitchen includes stone benchtops, tile splash back, stainless appliances with contemporary finishes and ample storage. The generous sized bedroom has walk in robe and the very spacious bathroom includes the laundry area for convenience. Enjoy the peaceful suburban atmosphere while having easy access to all essential amenities making this unit a hub for both relaxation and practicality. There is an above ground pool and spacious entertaining and games area for use by residents. The complex at Kubunity is a part of a vibrant community and presents a fantastic opportunity for both owner-occupiers and savvy investors. With strong rental demand in the area, it offers the potential for solid returns on investment. Whether you're a first-time buyer, an investor, or simply looking to downsize, this unit offers exceptional value and endless possibilities. THE NUMBERS: Strata levies approximately \$33 per week. Council Rates approximately \$675 per quarter (includes water). Tenanted until 07/05/2024 at \$430 per week. Inspections on appointment. Please enquire with Brendan to make arrangements to inspect. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own inquiries.