

14/173-179 Mayers Street, Manooora, Qld 4870



Unit For Sale

Thursday, 18 January 2024

14/173-179 Mayers Street, Manooora, Qld 4870

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 58 m2

Type: Unit



David Hall
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Shaun Grant
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Offers Over \$219,000

Modern and secure this Palm Lakes apartment offers an attractive set and forget, affordable investment opportunity for the owner occupier or investor. Only 600m from popular Piccones Village on Pease St, convenience is guaranteed. Built in 1985, this property is located on the second level of three, at the front of the complex, overlooking the sparkling inground pool. Behind this is a no through street so traffic noise is minimal. Features Include:- Open plan living, dining and kitchen with sliding door access to the undercover balcony which does not look into other apartments- Well-designed kitchen with electric cooking including range hood, ample storage and bench space with breakfast bar, fridge is included- Two good sized bedrooms with built in wardrobes - Bathroom with shower over bath and laundry, washing machine included - Split system air-conditioning to the tiled living area, one bedroom is tiled, the other has a floating timber look floor - Electric security gated access to complex, undercover parking- Neat complex with resort style saltwater pool and established tropical gardens- Currently rented until March 16th, 2024 at \$340 per week with a current market rent appraisal of \$370 to \$395 per week- Discounted Body Corporate Fees of \$3,327.23 per annum if paid on or before due date, with a sinking fund of \$90,543.69 as at 28/11/2023- Council Rates \$2,900 per annum (approximately)- Pet friendly with Body Corporate approval- Palm Lakes was built in 1985, the apartment is 58sqm and one of 30 in the complex. Located 4 kms from the CBD and Esplanade amenities, 6.6 kms to International and Domestic Airports and 1.9 kms to the Edge Hill Hub, coffee shops and more. Don't miss your chance to inspect, call David Hall on 0491 332 700 today.