

# 16/451-455 Severin Street, Manunda, Qld 4870



## Unit For Sale

Wednesday, 12 June 2024

16/451-455 Severin Street, Manunda, Qld 4870

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 54 m2

Type: Unit



Tim Lyon

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## Mid \$200,000s

Ideally situated close to the CBD and all but a hop skip and a jump to most everything you need, this cute as a button, city fringe pad, is the ultimate renovated retreat. Ideally suited to a 1st home buyer eager to get into the market or investors seeking a high returning asset to their portfolio. The Facts- Abundance of natural light and breeze- Corner apartment with complete, North to South flow- Renovated interior- Private aspect - Generously proportioned bedroom- Solid block construction- Convenient city fringe location- Off street, undercover parking- Tidy, well maintained complex The Figures- Rental appraisal of \$350 to \$380 per week- Ultra cheap body corp of just \$3762 per year- Council rates \$2700 p/y approx- Net returns over 5%- Small complex of just 21 Stepping inside this top floor abode, you'll find yourself treated to a spacious, open plan living area that captures the natural light and breezes, a neat as a pin interior with nothing left to do but move in and unpack and a fresh, contemporary colour palette that begs you to unwind. For all enquiries, contact Tim Lyon on 0400 355 706. All information contained herein is gathered from sources we believe to be reliable. This Office and its Agent provide no guarantees or undertakings concerning the accuracy, completeness, or current nature of the information and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers must undertake their own due diligence, enquiries and assume various searches to verify the information contained herein.