

**1604 40 Clifton Road, Clifton Beach, Qld 4879**



**Sold Unit**

Friday, 3 November 2023

1604 40 Clifton Road, Clifton Beach, Qld 4879

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Grant Freeman

0417159357

## Contact agent

Premium Property Specialists - #1 Clifton Beach Agency over 21 years strong presents \* Mid floor two bedroom unit in sought after position by the creek\* Western aspect from the Lanai and Master Bedroom \* Privacy screened by mature palms and trees\* Master bedroom with balcony \* Open kitchen design with large pantry\* Open plan lounge living\* Both bedrooms at opposite ends of the unit for privacy\* 2nd bedroom separated from the living area by an additional privacy door\* Furnished with original furniture package\* Undercover open carport\* Resort style living at Clifton Views :\* 4 pools in the complex\* 6 large gazebos with bbq\* Gymnasium with weights and training equipment\* Tennis court\* 500m to the beachfront\* Close to the shopping centre and amenities of Clifton Beach Popular with tenants as the complex offers resort style living having all the features that tenants are looking for with tennis courts, many swimming pools, gymnasium and all in a secure complex. In addition it is only a few minutes to the beachfront and a short walk to the local shopping centre. Ideal for investors with rent renewal at \$480pw which provides a true nett return of approx 4%. Vacant for Monday 4th December Total Annual fees (approx.) are as follows: Body Corporate Fees \$4,235 Building Insurance \$1,393 Council Rates \$2,700 Council Water Rates \$250 Total \$8,578 Price : Offers over \$359,000 Furnished - Vacant for Monday 4th December Grant Freeman 0417 159 357 Should you be considering selling your property please do not hesitate to contact us - we are here to help you