

# 17/20-22 Flinders, West Gladstone, Qld 4680



## Sold Townhouse

Friday, 25 August 2023

17/20-22 Flinders, West Gladstone, Qld 4680

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 80 m2

Type: Townhouse



Hayley Ward  
0431378684

**\$245,000**

Looking for a central, modern unit for an investment? The units at the Flinders Rise complex are perfect for your every need! Everything is at your fingertips from shopping centres, restaurants/café, sporting facilities, medical facilities and more. The CBD and Gladstone Marina/Harbour are only a short 2 minute drive away. The unit offers a fresh and neutral colour scheme and has a functional floor plan for modern living with a good size balcony to enjoy a BBQ with friends. Don't miss this fantastic opportunity of securing this property in the current marketplace! At a glance; • Complex built in 2013 • 1st floor unit with balcony • Two spacious bedrooms with split system air conditioners and ensuite to the main. • Modern kitchen complete with stainless steel electric appliances, dishwasher and breakfast bar island bench. • Open plan living, kitchen and dining with split system air conditioner and sliding door access to the balcony. • Main bathroom complete with laundry. • Undercover carport with one allocated space and multiple visitor parking bays within the complex. • Currently tenanted for \$330/wk until 1/12/23 • Council Rates: approx. \$2,900 p.a • Body Corporate fees: approx. \$2,200 p.a • 6.89% gross return on investment Contact Hayley to arrange an inspection. Please note at least 24hrs' notice is required for all inspections as the property is currently tenanted. \*\*Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property\*\*