

**2/11 Vallely Street, Freshwater, Qld 4870**



**Unit For Sale**

Friday, 5 April 2024

2/11 Vallely Street, Freshwater, Qld 4870

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 64 m2**

**Type: Unit**



Ray Murphy



Ben Keene

0459326918

## Auction

Positioned on the ground floor within a quiet complex of only six units, 'The Ray Murphy Team', proudly welcomes to the market this neat and tidy two-bedroom unit that offers the perfect entry level unit or will be a great addition to any investment portfolio. **PROPERTY PROFILE:** • Two bedrooms with built in robes • One Bathroom with combined laundry and separate toilet • Well-appointed kitchen with free-standing stove/oven • Open plan living and dining with split system air conditioning • Undercover patio • Single carport with enclosed storage • In-ground complex swimming pool **THE FIGURES:** • Body Corporate Fees: \$3,085.38 approx. p/a • Council Rates: \$2,800 approx. p/a • Rental Income: Currently achieving \$400.00 per week until the end of April 2024 Located in the highly desirable suburb of Freshwater, this property is surrounded by an array of amenities. Enjoy the convenience of being just a short drive away from local shops, cafes, Private and public schools, transport and restaurants. Contact 'The Ray Murphy Team' today to register your interest! A minimum of 24 hours of notice required due to tenancy. To register for this upcoming auction click the below link: <https://auctionslive.com/app/bidder-registration/2prV5> **AUCTION EXTRAVAGANZA** with our Celebrity Auctioneer! This property is offered For Sale by Auction with Offers Carefully Considered Prior **When:** Monday 22nd April 2024, starting from 5:00pm **Where:** Pullmans Cairns International **Disclaimer:** This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. All information contained is gathered from sources we believe to be reliable. In preparation of this advertisement our best endeavours have been made to ensure the information contained is true and accurate. However, we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers are encouraged to make their own enquiries to verify the information contained in this advertisement.