

**2/14 Casella Street, Earlville, Qld 4870**



**Apartment For Sale**

Tuesday, 27 February 2024

2/14 Casella Street, Earlville, Qld 4870

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 83 m2**

**Type: Apartment**



Zoe Wicks

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## Offers Over \$199,000

Looking for an investment opportunity with strong returns? Welcome to your potential gem, a 1st-floor unit nestled in a complex of just 4 units. Here's your chance to shine and polish this raw diamond into a lucrative asset. Key Features: Approx. 10% ROI per annum - a solid investment choice! Timber floors awaiting your expert touch - envision the elegance! Country-inspired kitchen/dining area - where rustic meets charm. Sunlit living room for cozy relaxation. Spacious hallway/office space - versatile and functional. Charming French doors and casement windows - add character. Split system air conditioners for comfort in lounge & bedroom. Tranquil surroundings - Backing onto lush greenery of Chinaman Creek Park. Opportunities Await: Room for improvement and upgrades - tailor to your taste. Carpeted bedroom 2 and bathroom with shower - ready to be customized to perfection. Integrated provision for washing machine - convenience at your fingertips. Body Corporate plans for parking and capital improvements - enhancing value! Financials at a Glance: Fixed Tenancy Agreement: 2.2.2024 - 3.2.2025 at \$400 per week. Body Corporate Fees: Approx. \$6400 per annum (with a future special levy of \$2000). Rates: Approx. \$2,600 per annum. Visualise the Potential: Virtually cleared photos and virtual furniture - envision the possibilities! Don't miss out on this opportunity to invest smart and secure your financial future. Contact us today to schedule a viewing and unleash the full potential of this promising investment! 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.