

**2/2 Carmel Court, Broadbeach Waters, Qld 4218**

**Professionals**

**Duplex/Semi-detached For Sale**

Thursday, 9 November 2023

2/2 Carmel Court, Broadbeach Waters, Qld 4218

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Mitch Slattery  
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Matt Maguire  
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## Forthcoming Auction

We are under strict instructions by the Sellers for a cash sale at or before Auction! Make no mistake, this property will be sold! Introducing an exclusive, entry level opportunity in the highly sought after Broadbeach Waters property market! This property will be sold at or prior to auction with all offers to be presented. With all the advantages found in a great sized 2-bedroom duplex, this duplex ticks all the boxes for buyers looking to enter the market with convenience and lifestyle in mind, or perfect for the savvy investor who is aware that locations close to everything are a smart addition to any property portfolio. This single level renovator duplex is situated on a shared total land area of 554sqm (approx.) and offers a massive rear yard with water access, 2 spacious bedrooms, carport (with additional off street parking) and views of the water from the kitchen, living area and master bedroom! This property surely is a blank canvas and an opportunity NOT to be missed! Don't be afraid to mention a figure as we are under instructions to present every offer to the seller for their consideration! Features: • Renovators Delight! • All on one level • 2 bedrooms • 1 bathrooms • Rare, large backyard area with water access • Master bedroom with water views • Multiple living areas • Carport with room for additional off street parking • Renovate into your dream property! Council Rates: \$3,768 per annum (approx.) Water Rates: \$1,144 per annum (approx.) Body Corporate Rates: Half Cost of Insurance Only - \$1,450 per annum Current Rental Return: \$510 per week until 4th July 2024 Contact Mitch Slattery or Matt Maguire to lock in your inspection to secure this rare opportunity today! Due to State Government Legislative requirements, to bid at auction photographic ID is required for registration. The deposit is due to be paid immediately after the fall of the hammer on auction day unless other prior arrangements have been made. This property is being sold by auction or 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 only. Potential buyers should make their own inspections and enquiries and seek their own independent legal advice before signing a contract of sale, to satisfy themselves that all details relating to the property are correct.