

**2/22 Queen Street, Clifton, Qld 4361**

**Sold Unit**

Friday, 1 September 2023

2/22 Queen Street, Clifton, Qld 4361

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 95 m2**

**Type: Unit**



Jules Coutts

**\$237,000**

Centrally positioned within the thriving township of Clifton, Loganrose Cottages has an exceptional opportunity for you - ideal for the astute investor, where a long-term tenant is in place. Well-located, these units are within a short walking distance to the local supermarket, hotels, and town facilities. This unit offers:

- \* Two bedrooms with built-in wardrobes with a fresh coat of paint
- \* Functional kitchen with 335L LG fridge/freezer (18 months old) and ample storage
- \* Air-conditioned living/lounge area leading to an outside paved courtyard and landscaped cottage garden
- \* Security - new windows and security screens with locks
- \* Single remote-controlled garage
- \* Privacy at rear of unit complex
- \* Central proximity to town facilities
- \* Low body corporate fees and well-maintained grounds.

Extensive Renovations of the Unit include the following:

- Bathroom - new shower screen, recess re-tiled, new exhaust fan in shower recess plus new fan/heater lights, new utilities cupboard door and architraves, plus painting, new toilet cistern and seat.
- Kitchen - new exhaust fan and powerpoints
- ALL window and door screens have been replaced with pet-proof screens
- Lounge - new vertical blinds
- Courtyard - construction of sandstone paved main area with garden edging, pebbles and planting, new hot water system, plus new clothes line

Rental Return - \$240.00/week  
Rates - \$896.02 net half yearly  
Water - \$262.48 net half yearly  
Body Corporate Fees - \$1,025.00 net/annually

Living here is all about location, location, location.

- \* 100m from town centre
- \* 500m to multiple parks
- \* 500m to Bikeway
- \* 500m to Sporting facilities
- \* 3 schools within 1 kilometre of unit complex

PLEASE NOTE: \* This unit is currently tenanted.\* Virtual staging has been utilised in the marketing of this property.

This is a fantastic opportunity for an investor to obtain a well-constructed unit in the heart of Clifton. For further information or to arrange your inspection contact Jules Coutts, 0428 258 294.

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