

209/1 Hart Street, Ashmore, Qld 4214



Sold Unit

Friday, 29 September 2023

209/1 Hart Street, Ashmore, Qld 4214

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Michelle Gee
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\$535,000

Stunningly designed by BDA Architecture, "Atmosphere Ashmore Residences" is highly sought after by investors and owner occupiers alike. Just 6 years old, this securely gated complex is set amongst tranquil gardens, with superior facilities and a central location. Finished with an urban loft style vibe, we offer more than just an apartment, we offer an opportunity to start your investment portfolio today. Experienced onsite management with tenant in place until May 2024. -North facing aspect for cool summers and cozy winters -Architecturally intelligent floor plan with natural light -Sleek and modern kitchen -Quality engineered red gum timber flooring -Concrete ceiling construction -Classic VJ panelling & feature brick wall -Master bedroom with ensuite and walk in robe -Second bedroom with mirrored built in wardrobe -Open plan living leading to balcony -Ideally positioned on the 2nd floor - lift access -Secure car parking and storage -Resort style living with 20 meter lap/swimming pool -Hot Spa & Sauna -State of the art gym with all of the latest equipment -Outdoor recreational area, Pizza Oven and BBQ facilities -2 private residents lounge areas (including a full Pool Table) -Landscaped walkways, private, safe and secure -Securely gated complex (including intercom) -Low maintenance living -Ample visitors parking -School catchment zones for Benowa State School, Keebra Park State School, St Hilda's (Private), TSS (Private) Trinity Lutheran College (Private), Aquinas College (Private) & Emmanuel College (Private) & Griffith University -Virtual furniture depicted for tenant privacy -Excellent mature & experienced onsite Management -Lease agreement 10/05/2023-09/05/2024 -Current weekly rental return - \$600pw -Body Corporate Levies 01/06/23-31/08/23 = \$1,399.21 -Gold Coast Council Rates 01/01/23-30/06/23 = \$1,085.75 -Water & sewerage 10/11/22-14/02/23 = \$376.08 -Tenant pays for water consumption -Year built - 2016