

214/46 David Low Way, Diddillibah, Qld 4559



Sold Unit

Saturday, 16 September 2023

214/46 David Low Way, Diddillibah, Qld 4559

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 55 m2

Type: Unit

Contact agent

No need to spend a cent here, all the hard work is done. Perfectly located in the heart of the Sunshine Coast, this fully renovated 2 bedroom unit presents beautifully. Recent renovations include all new floors, kitchen, bathroom, laundry, paint throughout and all new electrical fittings. Not to mention a new front deck and Japanese-style garden. This leasehold unit is located within a quiet establishment, away from main roads and includes the use of the complex pool, nearby to the unit. A single carport space is also provided. With boat ramp access to the Maroochy River, walking distance to Bradman Ave and a short drive to popular locations such as Buderim and the Sunshine Coast beaches, this unit represents an excellent live in or holiday rental opportunity. Investors can expect potential rental yields of +7.0% (+\$470p/w), or, higher still as a short-term rental (Airbnb etc.). The unit is now vacant, perfect to move straight in or rent it out. Some standout features: * NO council fees * NO entry fees * Exit Fees ~\$1500 (Land owner solicitors fee only) * Leaseholder fee ~\$530p/m + electricity and water. No other ongoing fees. * Fully furnished * Possible rental when relisted \$470+. * All lawn and pool maintenance provided * All new appliances including integrated fridge and dishwasher. New washing machine and dryer and a fully appointed kitchen. * Ceiling fans throughout * Reverse cycle A/C * Walk-in shower * Black accent fittings and electrical fixtures * New Hot Water system Please Note: As a leasehold title, bank finance is not generally available for this property. Pets not allowed in this complex. Units at this price and quality are rare on the Sunshine Coast and this one is a standout amongst comparable units in the area. Contact us with any questions or to arrange a private inspection. The Phone Code for this property is: 82991. Please quote this number when phoning or texting. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.