

2205 40 Clifton Road, Clifton Beach, Qld 4879



Unit For Sale

Monday, 15 April 2024

2205 40 Clifton Road, Clifton Beach, Qld 4879

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Grant Freeman
0417159357

\$415,000 renovated unfurnished

Premium Property Specialists presents this renovated unit at Clifton Views : * Ready to move straight in * Mid-floor unit located near the second pool * Eastern sun in the mornings filters through the lanai timber slats * Private lanai with green outlook to the south * New plantation shutters throughout * New split airconditioning systems * New flooring in the bedrooms * New bathroom cabinetry and tapware * New lighting * New fans * Recently painted throughout * Eastern facing master bedroom with privacy screened balcony * Balcony view towards the second pool * Closed kitchen design * Open plan lounge living * Undercover carport nearby * 4 pools in the complex * 6 large gazebos with bbq * Gymnasium with weight and training equipment * Tennis court * 500m to the beachfront * Close to the main shopping centre and amenities of Clifton Beach * 30 minute walk to Palm Cove along the beachfront Popular with owner occupiers and tenants as the complex offers resort style living with many swimming pools, gymnasium and a tennis court, all in a secure complex. In addition it is only a few minutes to the beachfront and a short walk to the local shopping centre. Ideal for investors with estimated rent of \$500pw providing a true nett yield of 3.7%. Total Annual fees (approx.) are as follows: Body Corporate Fees \$4,235 Building Insurance \$1,393 Council Rates \$2,700 Council Water Rates \$250 Total \$8,578 Price : \$415,000 unfurnished Grant Freeman 0417 159 357 - One of Clifton Beach's longest serving agencies Should you be considering selling your property please do not hesitate to contact us - we are here to help you