

306 2-8 Rigg Street, Woree, Qld 4868



Sold Unit

Wednesday, 16 August 2023

306 2-8 Rigg Street, Woree, Qld 4868

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit

Contact agent

Move in by Christmas - Resort style living at 'City Waters'* Double storey 'Sky Villa' in a central position overlooking the main pools* Lanai and Master bedroom face slightly south of West* Lanai opening over the pool view * Two bedrooms, master with ensuite on the upper level* Two bathrooms both with showers on the upper level* Entry area for an office, study nook or kids play area* Open plan lounge living on the main entry level* Kitchen with ample storage* Allocated undercover parking space nearby* Guest parking at the front of your block* Secure gated complex* 4 pools with communal BBQ areas and seating * Gymnasium* Minutes to the City* Close to the local shopping centre and amenities and public transport Popular with tenants as the complex is a short walk to Earlville shopping centre and five (5) minutes to the City by car. Total Annual fees are as follows:

	Council Rates	2,700	Water
250	Body Corporate Fees	4,964	Building Insurance
		1,249	Total
			9,163

The Unit can be ready for moving in before Christmas or for investors rent renewal estimated at \$500pw providing a true nett yield of around 5% upon renewal. Price : \$289,000 Grant Freeman 0417 159 357 Should you be considering selling your property please do not hesitate to contact us - we are here to help you