

352 2-8 Rigg Street, Woree, Qld 4868



Sold Unit

Tuesday, 9 April 2024

352 2-8 Rigg Street, Woree, Qld 4868

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Grant Freeman

0417159357

Contact agent

Resort style living at 'City Waters' : * Fixed term tenancy at \$440pw until 1st July* Double storey 'Sky Villa' with South West facing Lanai and Master bedroom* Lanai with double sets of shutters allowing breezes and wider views * Fantastic hillside views from your master bedroom* Two bedrooms, master with ensuite* Two bathrooms both with showers* Open plan lounge living* Allocated undercover parking space nearby* Guest parking directly opposite the building* Secure gated complex* 4 pools in the complex* Gymnasium* Communal BBQ areas * Minutes to the City* Close to the local shopping centre and amenities Popular with tenants as the complex is a short walk to Earlville shopping centre and five (5) minutes to the City by car. The unit is south west facing with the lanai having a lush treed view to the hillsides. The master bedroom also has a similar outlook. The unit has a Fixed term tenancy at \$440pw until 1st July 2024 (rent renewal around \$500pw) which provides for a true net yield of over 3.7% with renewal yield of 4.6% approx. Please find the Unit plan, Floor plan and Body Corporate Community Management Statement (CMS) attached. Total Annual fees breakdown as follows:

Council Rates	2,700	Council Rates	250	Body Corporate Fees	4,964	Building Insurance	1,249	Total	9,163
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Price : Offers over \$315,000 unfurnished 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