

**51/306-310 James Street, Harristown, Qld 4350**



**Unit For Sale**

Thursday, 13 June 2024

51/306-310 James Street, Harristown, Qld 4350

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Unit**



Melita Bell  
0746386100



Pam Goodbody  
0746386100

## Offers Above \$134,000

Discover a charming and comfortable living space designed exclusively for the over 55's community. This delightful one-bedroom unit features a well-appointed bathroom with a walk-in shower and a combined laundry, along with an open-plan living, dining, and kitchen area, complete with air-conditioning for year-round comfort. The unit also includes a storage locker and security screens for added peace of mind. Currently rented for \$580 per fortnight, (the rent is set to increase to \$600 per fortnight from 28/07/2024) lease ends 27/07/2025. Body corporate fees: Approx. \$1,782 per quarter  
General rates: Approx. \$1,103.57 net per half year  
Water rates: Approx. \$315.29 net per half year plus consumption  
Residents will enjoy the extensive amenities, including a large air-conditioned clubhouse featuring a dining room, lounge and more. A communal outdoor pergola area that provides a lovely setting for outdoor relaxation, while the manicured lawns and gardens throughout the village create a serene environment. Parking spaces are available for residents and visitors, plus a communal laundry.  
Conveniently located just across the road from Clifford Gardens Shopping Centre and only 2.5km from Grand Central Shopping Centre and the city centre, this property offers both comfort and convenience. These units are highly sought after, and consistently tenanted with a waiting list. These units present a fantastic investment opportunity.  
Inspect by appointment only - call us today for your private inspection.  
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