

**6/5-7 Birdwood Avenue, Yeppoon, Qld 4703**



**Sold Unit**

Wednesday, 13 September 2023

6/5-7 Birdwood Avenue, Yeppoon, Qld 4703

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 79 m2**

**Type: Unit**

## Contact agent

Nestled at the heart of Yeppoon, a stroll to Yeppoon Central Shopping Complex, close to schools and the beach this stylish 2-bedroom unit presents an exceptional opportunity for both those seeking a new home and astute investors. Each of the bedrooms comes complete with built-in robes and ceiling fans, while the bathroom offers ample storage solutions. The open living, dining, and kitchen area, complemented by its tiled flooring and air conditioning, features unique rake ceilings. The well-equipped kitchen boasts generous cupboard space, an island bench, a dishwasher, and stainless steel appliances. Throughout the unit, security screens provide peace of mind while infusing the space with natural light. Ascend to the upper level to discover an additional living area that can double as a kids' retreat. The covered courtyard invites year-round enjoyment and is fully fenced, boasting its own gate for added privacy. A rainwater tank contributes to eco-friendliness. With only 10 units in the complex, the property ensures a sense of exclusivity. An intercom and keyless entry system provide enhanced security, and visitor parking is available for convenience. In addition the body corporate fees are notably affordable. In light of these features, this property emerges as a prime addition to any investment portfolio, offering an ideal opportunity to enhance your holdings. Currently tenanted until 3 February 2024 @ \$400 p.w. Call Lisa Wilson now to secure your inspection 0418247 020