

6/75 Boland Street, Westcourt, Qld 4870



Unit For Sale

Tuesday, 14 May 2024

6/75 Boland Street, Westcourt, Qld 4870

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 60 m2

Type: Unit



Michelle Champion
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Kelsey Quaife
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Buyers in the \$200,000's

DISTINCT Set in a desirable ground-floor position at the end of a well-maintained complex and backing onto parklands, this single-level unit offers a fantastic investment opportunity. Featuring an open plan design, with a leafy outlook from all rooms and boasting an ultra-convenient location; set within walking distance to local schools, shops and amenities. **THE FACTS*** Ground floor unit backing onto parklands* Open-plan living, dining and kitchen area* Large kitchen with breakfast bar* Generously sized bedrooms, one with a built-in robe* Central bathroom with shower over bath* Air-conditioning* Internal laundry* Carport accommodation for one vehicle* Swimming pool in complex* Build Year: Approx. 1984* Rates: Approx. \$2,940 / year* Body Corporate Levies: Approx. \$4,700 / year* Currently Tenanted at \$370 / week to 9 Aug 2024* Rental Appraisal: Approx. \$380 / week These photographs have been enhanced for marketing purposes and may not reflect the actual appearance or dimensions of the property. They are intended to provide a visual representation of the property's potential and should not be relied upon as a basis for making decisions about purchasing/renting. Prospective buyers/renter should conduct their own due diligence, including inspection and verification of property features and conditions. Champions In Real Estate are not responsible for any errors, inaccuracies, or misrepresentations in the photographs. Champions in Real Estate is a licensed real estate agency. We are not licensed builders, inspectors or valuers and the information contained here has been provided to us by third parties. The information is for guidance only. Whilst we make efforts to ensure all information contained herein is gathered from sources we believe to be reliable, we provide no guarantees concerning the accuracy, completeness, or current nature of the information and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. It is not intended as building, pest, planning or other advice and should not be construed or relied on as such. Prospective purchasers must undertake their own due diligence, enquiries and undertake various searches to verify the information contained herein. The information has been prepared without taking into account your personal objectives or needs for the property. Before making any commitment of a legal or financial nature you should consider the appropriateness of the information having regard to your circumstances and needs and seek advice from appropriate advisors.