

**7/42 Pelican Waters Boulevard, Pelican Waters, Qld
4551**



Unit For Sale

Friday, 19 April 2024

7/42 Pelican Waters Boulevard, Pelican Waters, Qld 4551

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 143 m2

Type: Unit



Chris Hinkly
0411023672

Offers over \$720,000

Courtyard Apartment in "Karmawaters" Apartments Pelican Waters Much loved Home to current permanent tenants for the past 4 years. (have been tenants in "Karmawaters" for approximately 8 years) They are keen to stay for longer and are hoping to sign a new lease with a new landlord. Rental expectation is \$575.00 to \$625.00 per week. To secure these great tenants a deal would need to be done quickly as they will need to vacate at the end of this tenancy being the 7th June 2024. The tenant's love their HOME and have advised the following information;

- Air Conditioning replaced about 12 months ago, all rewired and new internal and external units installed
- Air con in living area and master bedroom - second bedroom has ceiling fan
- Dishwasher replaced approx December 2023
- Oven replaced a month or two ago
- Courtyard and balcony were all recently painted under the body corporate maintenance agreement
- The Intercom system allowing entry into the building was recently upgraded

What do tenants love about the location of Karmawaters?

- Walk to supermarket
- Walk to doctors - both located at the Pelican Waters Shopping Centre
- Walk to Pelican Waters Tavern for meals looking over the water
- Walking around Pelican Waters many walkways that run along the water
- They Love the Karmawaters complex and the community atmosphere
- Complex is now majority Owner Occupied

What to love about Unit 7

- Large air conditioned master bedroom with ensuite
- Good size Second Bedroom with ceiling fan
- Lots of internal unit storage
- Air Conditioned open plan kitchen dining and living area
- Large functional balcony overlooking courtyard area
- Private Gate access to and from Pelican Waters Boulevard
- Security screens to all doors and windows
- Tandem carpark
- Storage cage located at end of car space

Wanting to relocate into this wonderful unit with its lovingly maintained courtyard then settle on the 10th June 2024 and move straight in. To work in with the Tenants inspections are strictly by private inspection at mutually convenient times, please contact the listing Agent to discuss and make your appointment

Latest Body Corporate Levy Notice Based on the current levy notice due the 1st April 2024 for the period 1/4/20 to 31/07/24 and Paid on Time

- 4 months Net payment of \$2678.06
- 12 months would therefore be \$8034.18 per year net with discount for pay on time.

As Listing Agent I am looking forward to meeting you and discussing the options available for this impressive ground floor courtyard unit.