

77/434-446 Kamerunga Road, Redlynch, Qld 4870



Unit For Sale

Friday, 3 May 2024

77/434-446 Kamerunga Road, Redlynch, Qld 4870

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 129 m2

Type: Unit



Tim Hu

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Offers Over \$399,000

Discover serenity and style in this spacious two-bedroom unit nestled in the back of Redlynch Grove Apartments. Meticulously designed with premium finishes and top-tier fixtures, this apartment is a dream come true for both owner-occupiers and savvy investors.

Key Features:

- **Two Luxurious Bedrooms:** The master bedroom boasts an ensuite and a built-in wardrobe, while the second bedroom offers a walk-in wardrobe.
- **Open-Plan Living:** Enjoy the spacious and inviting open-plan lounge and dining area.
- **Gourmet Kitchen:** The well-appointed kitchen features modern amenities, including a dishwasher and ample countertop space.
- **Private Outdoor Retreat:** Step onto the outdoor entertaining patio that seamlessly flows into the grassy complex area, providing the essence of a small yard without the hassle of maintenance.
- **Stylish Bathroom:** A fabulous bathroom adds to the allure of this unit.
- **Comfort All Year Round:** Stay comfortable with air conditioning throughout the unit.
- **Resort-Like Amenities:** The complex offers two beautiful swimming pools, perfect for relaxation.
- **Convenient Parking:** Benefit from one locked-up garage with storage space and an additional parking bay.
- **Great Investment Opportunity:** Currently tenanted with excellent tenants in place until mid-July 2024, achieving a current rent return of \$440 per week, with a rental potential of \$520 per week.

Additional Information:

- **Body Corporate and Council Charges:** Owners' contributions of approximately \$6,400 per year.
- **Council rates** approximately \$1,400 per half-year.
- **Build Year:** 2007

Don't miss out on this exceptional opportunity! To arrange a viewing or for more information, please contact Tim 0458 618 518 today to arrange your private inspection! *We wish to notify prospective buyers that some of the photographs featured in our listings utilize virtual staging techniques. These methods involve digital enhancements, including the placement of furniture and décor, which are intended solely for visualization purposes.