

# 8/20-22 Flinders, West Gladstone, Qld 4680



## Sold Unit

Saturday, 24 February 2024

8/20-22 Flinders, West Gladstone, Qld 4680

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 80 m2**

**Type: Unit**



Hayley Ward  
0431378684

**\$199,000**

Looking to get into the property market? Ideal for a first home buyer or investor, this unit offers modern, low maintenance living for a great price! Everything is at your fingertips from shopping centres, restaurants/café, sporting facilities, medical facilities and more. The CBD and Gladstone Marina/Harbour are only a short 2 minute drive away. At a glance; • Complex built in 2013 • Ground floor unit with great size courtyard • Spacious bedroom with split system air conditioner, built-in robe and ensuite. • Impressive ensuite featuring over-sized shower, vanity, laundry facilities and toilet. • Modern kitchen complete with stainless steel electric appliances and dishwasher. • Open plan living, kitchen and dining with split system air conditioner and sliding door access to the outdoor courtyard. • Undercover carport with one allocated space right in front of the unit and multiple visitor parking bays within the complex. • Current rental appraisal of \$290-\$300/wk. • Council Rates: approx. \$3,100 p.a • Body Corporate fees: approx. \$1,860 p.a • 7.5% gross return on investment Contact Hayley to arrange an inspection. \*Images have been digitally edited to remove tenant belongings. Floorplan is a flipped design as this is indicative of a mirrored unit. \*\*Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property\*\*