

**8/22 Hoare Street, Manunda, Qld 4870**

**Unit For Sale**

Thursday, 30 May 2024

8/22 Hoare Street, Manunda, Qld 4870

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Peter Hanrahan  
0740319222

## Offers Over \$224,000

This well positioned unit in a small complex of ten is 64 m<sup>2</sup> in area and is the perfect fit for the first home buyer or professional investor wanting great investment close to the city centre. Body corporate fees are \$5,174 per annum with over \$20,000 in the sinking fund. In addition, the body corporate at the last Annual General Meeting have approved for the small pool in the complex to be removed which will assist with body corporate levies in the future. Split system air-conditioning is in place to the living / dining area and both bedrooms. The main bedroom has built-in-robos and you will be impressed by the open plan design with the spacious kitchen having ample bench space. The private small balcony leading into the front door is a standout as it is the perfect spot to sit back and relax after a hectic day at work. Rental appraisal of \$360 to \$385 per week is available for investors who are looking to purchase ! As stated, if you are looking for an affordable unit close to all facilities then this property is a must to inspect !