

**9/451-455 Severin Street, Manunda, Qld 4870**



**Unit For Sale**

Wednesday, 29 May 2024

9/451-455 Severin Street, Manunda, Qld 4870

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 48 m2**

**Type: Unit**



Zoe Wicks

0740313138

**\$220,000**

Discover your ideal investment with an impressive ROI of 7.5% per annum! This ground floor end unit offers convenience and potential for high returns, making it a smart and reliable investment choice. Key Features:- Convenient ground floor end unit location- High ROI of 7.5% per annum (approx.)- Affordable body corporate fees of only \$3700 per annum (approx.)- Partly furnished including white goods- Spacious and well-designed unit with carpet in living areas- Split system air conditioner in the lounge room, box air conditioner in the bedroom- Combined laundry/bathroom for convenience- Enjoy a tropical green outlook from the patio- Single undercover carport- Access to a swimming pool for relaxation- Quality long-term tenant of 6 years already in place- Only 3 minutes drive to the Esplanade and 6 minutes to the CBD Additional Details:- Number of units in complex: 21- Fixed lease at \$320 per week until 2nd December 2024- Body Corporate Fees: \$3,700 per annum (approx.)- Council Rates: \$2,700 per annum (approx.) Don't miss out on this opportunity to secure a hassle-free investment with great potential! Contact us today for more information or to arrange a viewing. All information contained herein is gathered from sources we believe to be reliable. This Office and its Agent provide no guarantees or undertakings concerning the accuracy, completeness, or current nature of the information and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers must undertake their own due diligence, enquiries and assume various searches to verify the information contained herein.