

**3/10 Sinclair St, Bowen, QLD, 4805**



**Apartment For Sale**

Wednesday, 25 September 2024

3/10 Sinclair St, Bowen, QLD, 4805

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## **SPACIOUS, CENTRAL AND RENOVATED UNIT**

Either investors or owner occupiers will find perfection with this unit. The owners are relocating and this property will be sold with vacant possession so you can either move straight in OR take the property straight to our high demand rental market. This spacious two bedroom unit that has had some substantial recent updates including a brand new kitchen, brand new bathroom and updated flooring throughout. Each of the two bedrooms is spacious, with both bedrooms opening up onto a very spacious outdoor entertaining area which draws a lovely sea breeze into the whole unit through the sliding door access. The outdoor patio is private and offers a great space to relax after work. A spacious garage is situated downstairs from this unit and is lockable. The laundry is also inside the garage. This unit is positioned at the end on the upper level within a complex of five units in total and offers low body corporate fees. You are very close to the IGA supermarket and K-Hub as well as the CBD and beach. A great location for a busy working tenant or owner occupier.

This unit complex has a long history of being very attractive to the rental market. Rental demand is high and this property is an easy investment choice. Don't miss this opportunity.

### **THE FIGURES:**

Body Corporate: approx \$3044 per year (issued every four months)

Rates: approx \$1600 per half year

Rental Appraisal: \$395 per week

For more information or to arrange your inspection please contact me now.