

**Block 13 40 Clifton Road, Clifton Beach, Qld 4879**



**Unit For Sale**

Friday, 22 December 2023

Block 13 40 Clifton Road, Clifton Beach, Qld 4879

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Grant Freeman  
0417159357

## Offers over \$369,000

Premium Property Specialists presents resort style living at Clifton Views : \* Top floor unit, outlook by the creek \* Green treed outlook with hillside glimpses \* South West facing Lanai and Master Bedroom \* Open walkthrough kitchen design \* Open plan lounge living \* Bedrooms at opposite ends of the apartment \* Master bedroom with ensuite \* Privacy door leads to the second bedroom, bathroom and laundry area \* Second bathroom with shower layout \* Airconditioned throughout \* Remote control lockup garage \* 4 pools in the complex \* 6 large gazebos with bbq \* Gymnasium with weights and training equipment \* Tennis court \* Open carport \* 500m to the beachfront \* Close to the shopping centre and amenities of Clifton Beach Popular with tenants as the complex offers resort style living having all the features that tenants are looking for with tennis courts, many swimming pools, gymnasium and all in a secure complex. In addition it is only a few minutes to the beachfront and a short walk to the local shopping centre. Fixed term tenancy until April 2024 at \$440pw providing a true nett yield of 3.3%. Rent renewal would be \$490pw approx. (anticipated 4% true nett yield) Total Annual fees (approx.) are as follows: Body Corporate Fees \$4,235 Building Insurance \$1,393 Council Rates \$2,700 Council Water Rates \$250 Total \$8,578 Price : Offers over \$369,000 unfurnished Grant Freeman 0417 159 357 - One of Clifton Beach's longest serving agencies Should you be considering selling your property please do not hesitate to contact us - we are here to help you