

Block 14 40 Clifton Road, Clifton Beach, Qld 4879



Unit For Sale

Thursday, 25 April 2024

Block 14 40 Clifton Road, Clifton Beach, Qld 4879

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Grant Freeman
0417159357

Offers over \$375,000

Resort style living at Clifton Views : * Vacant in two weeks * Mid floor two bedroom unit with North North West facing Lanai * Quiet location over the creek in a dead end with only 3 blocks * Private nearby pool and gazebo at Block 15 by the bend in the creek * Light & Bright * Master bedroom with ensuite & balcony * Second bedroom located at the opposite end of the unit * Additional privacy for the second bedroom with second door * Open walkthrough kitchen design * Open plan lounge living * Undercover allocated carport space opposite * 4 pools in the complex * 6 large gazebos with bbq * Gymnasium with weights and training equipment * Tennis court * 500m to the beachfront * Short walk to the Clifton Beach shopping centre with all the amenities Popular with tenants and owner occupiers as the complex offers resort style living having all the features with tennis courts, many swimming pools, gymnasium and all in a secure complex. * Recent airconditioning replaced * White goods included * Partial original furniture package included Ideal for investors with estimated rent at \$490pw which provides a true nett return of approx 5.3% : 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 : \$375,000 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