

Block 2 40 Clifton Road, Clifton Beach, Qld 4879



Unit For Sale

Monday, 15 April 2024

Block 2 40 Clifton Road, Clifton Beach, Qld 4879

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Grant Freeman
0417159357

\$380,000 unfurnished

Premium Property Specialists presents this poolside unit at Clifton Views : * Mid-floor unit located at the eastern end of the main pool * North western facing Lanai with views over the pool towards the hillside * Light & Bright with established plants providing privacy * Closed kitchen design * Open plan lounge living * Master bedroom with balcony views * Bathroom type with bath in the second bathroom * Undercover allocated carport opposite * Plenty of guest parking nearby * 4 pools in the complex * 6 large entertaining gazebos with barbecues * Gymnasium with weights and training equipment * Tennis court * 500m to the beachfront * Close to the main shopping centre and amenities of Clifton Beach * 30 minute walk to Palm Cove along the beachfront Popular with owner occupiers and tenants as the complex offers resort style living with many swimming pools with undercover entertaining areas, gymnasium and tennis court, all in a secure complex. Ideal for investors with rent of \$480pw providing a true nett yield of 3.7% approx. 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 : \$380,000 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