

Block 4 40 Clifton Road, Clifton Beach, Qld 4879



Unit For Sale

Thursday, 18 January 2024

Block 4 40 Clifton Road, Clifton Beach, Qld 4879

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Grant Freeman
0417159357

\$400,000

A highly sought after ground floor apartment with garage and storage area at Clifton Views Premium Property Specialists - #1 Clifton Beach Agency over 21 years strong presents * Resort style living at Clifton Views : * Rare ground floor two bedroom unit * Remote control lockup garage with additional storage area* North Western facing Lanai and Master Bedroom * Master bedroom with verandah * Bathroom type with bath in the second bathroom* Closed kitchen design* Open plan lounge living* 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. Ideal for investors rented for \$470pw periodic until March 2024 : Total Annual fees are as follows: Body Corporate Fees 3,622 Building Insurance 965 Council Rates 2,680 Council Water Rates 250 Total 7,517 returning a True Nett yield of 3.7% approx Price : \$400,000 Grant Freeman 0417 159 357 (Intl +61 417159357) Should you be considering selling your property please do not hesitate to contact us - we are here to help you