

# Unit 1/6 Ocean Street, Rangeville, Qld 4350

## Unit For Sale

Tuesday, 16 January 2024

Unit 1/6 Ocean Street, Rangeville, Qld 4350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 92 m2**

**Type: Unit**



Josh Williams  
0746378633



Josh Conway  
07 4637 8633

## Interest Over \$359,000

Your entry into a neat and practical brick unit in a sought-after suburb. This property features 2 bedrooms, 1 bathroom, and a lock-up garage for your convenience. Step inside to find an open kitchen, living, and dining area, providing a straightforward and comfortable living space. The kitchen, equipped with a gas cooktop, adds for easy meal preparation. Both bedrooms are designed with practicality featuring built-in wardrobes for added convenience. The bathroom is placed with easy access from the bedrooms with a separate shower and bath. Outside, the outdoor area is a great spot to relax. The lock-up garage provides secure parking and extra storage. Situated in Rangeville, this tidy brick unit is not just a home but a practical choice. Enjoy the convenience of proximity to local amenities like High Street Shopping Centre, Rangeville State School, Centenary Heights State High School, and Lake Annand Park making it an ideal option for various residents, from first-time buyers to investors. Features Include:- 2 Bedrooms with Built-in Wardrobes- 1 Bathroom- 1 Lock Up Garage- Open Kitchen, Living and Dining Area- Gas Cooktop- Outdoor Area

**GENERAL RATES:**  
\$1,190.22 NET Half Yearly Approx. **WATER ACCESS CHARGE:** \$350.32 NET Half Yearly Approx. **BODY CORP FEES:** \$571 Per Quarter Approx. **SCHOOLS:** This Property falls within the school catchment area for Rangeville State School and Centenary Heights State High School **GENERAL TENANCY AGREEMENT:** This property is currently tenanted with an agreement until August. To learn more, contact Josh Williams on 0447 404 255 or Josh Conway on 0477 608 113.