

# 2/21 Balaclava Road, Earlville, Qld 4870



## Unit For Sale

Wednesday, 17 January 2024

2/21 Balaclava Road, Earlville, Qld 4870

**Bedrooms: 2**

**Bathrooms: 1**

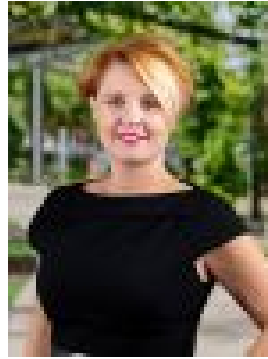
**Parkings: 1**

**Area: 60 m2**

**Type: Unit**



Karl Latham  
0740313138



Andrea Rolley  
0740313138

## Offers Over \$229,000

Conveniently located a short walk to Major Shopping, Schools, Medical and local shops with a bus stop out front this fantastic single level villa is sure to impress! Sitting in a small complex of only 6 with Low Body Corp Fees of only \$3,535/pa, this immaculately presented property is perfectly suited for first homebuyers, couples, retirees or investors alike. With strong potential returns in a central and convenient position this would make a terrific investment opportunity. Exclusive carport conveniently at your doorstep for dry entry-Tiled floors, split system air conditioning and security screens throughout-Spacious open plan living area-Modern kitchen with quality stainless steel appliances including dishwasher-Fitted with upgraded clever storage in cupboards plus a large pantry-Built in wardrobes to both bedrooms-Fully tiled modern bathroom with large shower-Full length secure rear courtyard deck with built in bench-Separate laundry and lock up storage room adjacent to carpark Freshly painted, neat and tidy and ready to move in. Welcome to easy living. FACTS & FIGURES: Lots in Complex: 6 Unit Size: 60m<sup>2</sup> Body Corp Fees: \$3,535 per annum Council Rates: \$2,918 per annum Sinking Fund: \$15,444 credit Admin Fund: \$5,519 credit Rental Potential: \$380 to \$420 per week ROI: 6.24% NET on \$230,000 @ \$400 rent per week All information contained herein is gathered from sources we believe to be reliable. This Office and its Agent provide no guarantees or undertakings concerning the accuracy, completeness, or current nature of the information and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers must undertake their own due diligence, enquiries and assume various searches to verify the information contained herein.