

2/8 James Street, Rangeville, Qld 4350



Unit For Sale

Thursday, 4 July 2024

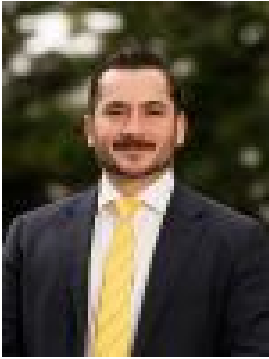
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Bedrooms: 2

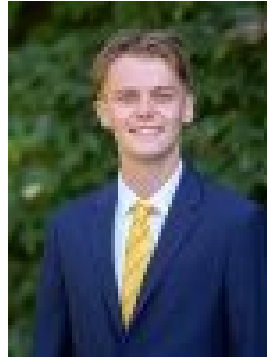
Bathrooms: 1

Parkings: 1

Type: Unit



Angus Mathieson
0432264499



Felix Best
0435100784

Buyer interest above \$295,000

Positioned on the cusp of the Rangeville escarpment just moments to all amenities, this unit is poised to please. Featuring two ample built-in bedrooms, a functional bathroom and an open plan kitchen to living area, comfort at this price point is difficult to find. Representing unique value to investors, the property has been appraised at \$370 per week which may be realised at the conclusion of current tenancy in November. Homes representing this value in this location are a rare offering, do not miss your chance to inspect! Key features include:

- Rent Appraised at \$370 per week - Last rental increase December 2022
- Ample living spaces
- Two well sized bedrooms with built-in storage
- Separate laundry and toilet
- Ideal proximity to all amenities
- Solid brick construction
- Private courtyard
- Within catchments to Rangeville SS and Centenary Heights SHS

Rates: Approximately \$1103.57 per half year
Water Access: Approximately \$315.29 per half year
Body Corporate: Approximately \$650.00 per quarter