

204 40 Clifton Road, Clifton Beach, Qld 4879



Unit For Sale

Friday, 12 July 2024

204 40 Clifton Road, Clifton Beach, Qld 4879

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Grant Freeman
0417159357

\$390,000 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 * 2024 painted throughout * 2024 recarpeted in both bedrooms * Light & Bright with established large palms providing some 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 Popular with Tenants and owners alike, 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. * 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 Ideal for investors with rent at \$480pw fixed term tenancy ending on 27th Sep 2024. Rent renewal would be 28th Mar 2025 and market rate would be anticipated at in excess of \$520pw. This will see the unit provide a true nett return of approx 4% : Total Annual fees (approx.) are as follows: Body Corporate Fees \$4,235 Building Insurance \$1,393 Council Rates \$2,944 Council Water Rates \$ 300 Total \$8,872 Price : \$390,000 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