

21/60-66 Elliott Street, Caboolture, Qld 4510



Unit For Sale

Wednesday, 26 June 2024

21/60-66 Elliott Street, Caboolture, Qld 4510

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 94 m2

Type: Unit



Jarrod Willis
0754989800

Best Offer Over \$359,000

Welcome to 21/60-66 Elliott Street, Caboolture...Attention all first home buyers, investors & downsizers! This Modern 2 Bedroom, 2 Bathroom Unit is situated on the 3rd floor offering picturesque views of the Centenary Lakes parkland. The unit features;> 2 Bedrooms, both with ceiling fans & access to the balcony> The master bedroom also features a spacious walk in robe & ensuite with 2nd toilet> Open plan kitchen with dishwasher & electric cooking overlooks the combined lounge & dining room> Air conditioning in the living area & master bedroom> Main bathroom with shower over bath, internal laundry with clothes dryer included> Great sized balcony with picturesque views of Centenary LakesThe four story complex has an elevator and consists of 40 units. As well as access to the visitor car parking, included with your unit is a single secure car park & an additional lock up storage space.Each unit is individually metered and is water efficient, meaning tenants pays for all water usage. If you're an investor, we have a rental appraisal completed for \$380.00 - \$400.00 rent per week which equals an approx. gross return on your investment of 5.79% per annum at this asking price. Most recent quarterly body corporate approximate costs are as follows & to be used as a guide only;> Admin Fund = \$445.50 p/q> Sinking Fund = \$231.00 p/qLocated literally at the back fence line is Centenary Lakes which is home to a multitude of sporting activities including; NRL, Netball, Boxing, Tennis, BMX Riding and Lawn Bowls just to name a few. It is also a popular location on weekends for the family to feed the ducks by the lakes or take the dogs to the dog park. With stunning landscaped gardens and well kept parklands, you can see why Centenary Lakes is an asset to our local area and is used frequently by the complex's residents.It's almost impossible now to find a modern investment located within walking distance to Caboolture's CBD for under \$400,000 in today's market.Please contact Jarrod Willis on 0402 164 516 today to register your interest before this golden opportunity is quickly missed.