

**36/70 Main St, Pialba, QLD, 4655**



**Unit For Sale**

Friday, 16 August 2024

36/70 Main St, Pialba, QLD, 4655

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## Centrally Located Unit - Walking Distance to Major Amenities

Your future starts here at 36/70 Main Street, a tidy and low maintenance second level unit which is situated in the popular 'Ocean Breeze Apartments' complex. It's the perfect entry level buying in the centre of Hervey Bay, great for retirees, downsizers and investors who appreciate low maintenance living and a great location which is close to everything.

This tidy unit is the ideal property for those that want minimal maintenance and upkeep without compromising on location.

Features include:

- ? Low maintenance unit on second level, accessible via external stairs, constructed in approx. 2006
- ? Open plan living and kitchen with air-conditioning, adjoining balcony via sliding front door
- ? Tidy kitchen with dishwasher and electric oven and cooktop
- ? Two bedrooms, both with built in wardrobes, air-conditioners and ceiling fans
- ? Bathroom with separate toilet
- ? European laundry
- ? Body corporate fees approx. \$3,182.38 per annum after discount
- ? Currently tenanted for \$380 per week, lease end date 12/06/2025
- ? Current rental appraisal \$420 per week
- ? Annual rates including water approx. \$3,879.63 per annum

Properties of this nature are popular with investors and those looking for low maintenance properties for their portfolio with minimal upkeep. This property is very central with all major amenities within walking distance including Woolworths, Coles, butcher & bakery, bottle shops, Big W and Hervey Bay RSL. The beach is also a short distance, only approx. 1km down Main Street.

Please contact agent Eli Winger for all enquires or to arrange an inspection.

\*DISCLAIMER - Buyers should not rely solely on information regarding the current and future use of the property represented in this advert. The selling agent has made all endeavours to ensure information provided is accurate however Buyers should make their own investigations, enquiries, and due diligence on the property.