

4/12 Kent Street, West Gladstone, Qld 4680



Unit For Sale

Tuesday, 25 June 2024

4/12 Kent Street, West Gladstone, Qld 4680

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 295 m2

Type: Unit



Derran Corke
0411094064

OFFERS OVER \$299,000

Attention Investors! Here's your chance to add a lucrative asset to your portfolio. This meticulously maintained 3-bedroom unit offers an array of desirable features, ensuring strong rental returns and long-term growth potential. With 2 bedrooms upstairs and 1 bedroom downstairs, this unit offers a versatile layout that appeals to a wide range of tenants, from families to professionals. The 2 bedrooms upstairs feature carpet, mirrored wardrobes and ceiling fans providing comfort and functionality for occupants with the main bedroom being fitted with air conditioning, a sought-after feature that ensures year-round comfort and satisfaction for tenants. The inclusion of a downstairs 3rd bedroom with mirrored robes and additional amenities adds value and practicality to the unit, appealing to discerning renters. The open-plan kitchen boasts an electric stove, oven, and range hood, enhancing its appeal to tenants who value convenience and efficiency in their living spaces. Enjoy the refreshing breezes and panoramic views from the wrap-around veranda upstairs, creating an inviting outdoor space for relaxation and entertainment. Benefit from the Body Corporate's responsibility for backyard and surrounds maintenance, allowing you to focus on maximising your investment returns without the hassle of day-to-day upkeep. Currently leased by perfect long-term tenants, this property offers immediate rental income with minimal vacancy risk, providing a steady stream of cash flow for investors. FEATURES: • 3 Bedroom • Open plan kitchen/lounge/dining • Single garage with bonus study/office area • Breezy wrap around veranda with panoramic views • Body Corporate takes care of yard maintenance • Close to shops, hospital and public transport Body Corporate: \$1262.50 / quarter Council Rates: \$4000 / year Don't delay - seize this opportunity to grow your portfolio and reap the rewards of smart investing. Call Derran today - 0411 094 064 to arrange a viewing. Please allow 24 hours notice for all inspections. PRICE: Offers over \$299,000 AGENT: Derran Corke 0411 094 064