

4/18 Oleander Ave, Biggera Waters, Qld 4216

Unit For Sale

Tuesday, 25 June 2024

4/18 Oleander Ave, Biggera Waters, Qld 4216

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 75 m2

Type: Unit



Tamison McFarlane

Offer over \$498,000

Discover the allure and undeniable character of this delightful 2 bedroom unit, freshly painted to welcome you in. Located close to local shops and amenities and being only 1 of 5 units in the block, this property promises a lifestyle of convenience and quirky charm. Perfectly positioned just 2 blocks from the Broadwater, it offers an enviable lifestyle opportunity for you and your tenant.

Key Features:

- 1st Level Unit:** Enjoy convenient internal stair access from both the front and back entries.
- Spacious Bedrooms:** Two good-sized bedrooms with wardrobes provide ample storage and comfort.
- Modern Kitchen:** A tidy kitchen equipped with a dishwasher makes meal prep a breeze.
- Timber Flooring:** Beautiful timber flooring throughout adds warmth and style.
- Expansive Balcony:** A large balcony off the living area and bedroom is perfect for relaxing and entertaining.
- Separate Laundry:** Convenience is key with a dedicated laundry space.
- Allocated Car Space:** A single car space is included for your parking needs.

Rates: 01/01/2024 - 30/06/2024 \$1171.09
Water Rates: 17/02/2024 - 07/05/2024 \$304.23
Body Corporate Levies: 01/07/2024 - 30/09/2024 \$650
Sinking Fund as at 31/03/2024 \$12,991.18
Current fixed term lease: 12/10/2023 - 13/10/2025
Rent: \$520 per week. Rent Review for increase on 12/10/2024 within lease. Tenant may consider an earlier negotiated termination of lease for owner occupation.