

**73/89-95 Ishmael Road, Earlville, Qld 4870**



**Unit For Sale**

Saturday, 29 June 2024

73/89-95 Ishmael Road, Earlville, Qld 4870

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 119 m2**

**Type: Unit**



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## Offers Over \$399,000

This beautifully appointed ground floor corner apartment is located in the "Pavillions Complex" conveniently across the road from Earlville Shopping Centre, OLHOC School and a short drive to the City and beautiful Esplanade. Larger than most units and with the added luxury of being on the end, you have more windows and natural light than centre units. Peacefully located at the rear away from the pool you will love the privacy and leafy outlook. Modern and freshly painted throughout, this property will appeal to everyone. - Open plan living area with floating floorboards - Modern kitchen with island bench and breakfast bar - Three large bedrooms all with robes - King sized master with an ensuite and direct balcony access - Internal laundry - Patio area with leafy backdrop - Basement car park plus plenty of visitor parking in the complex - Secure gated complex with lagoon style pool

**FACTS & FIGURES:** Lots in Complex: 120 Unit Size: 119m<sup>2</sup> Body Corp Fees: \$6,609 per annum Council Rates: \$2,920 per annum Sinking Fund: \$551,506.67 credit as at 11/04/2024 Admin Fund: \$376,050.67 credit as at 11/04/2024 Rental Potential: \$510 to \$560 per week Return on Investment (ROI): 6.97% Gross

Reasonable body corporate and being pet friendly (subject to approval) makes this a fantastic place to call home or a smart investment. All information contained herein is gathered from sources we believe to be reliable. This Office and its Agent provide no guarantees or undertakings concerning the accuracy, completeness, or current nature of the information and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers must undertake their own due diligence, enquiries and assume various searches to verify the information contained herein.