

Unit 1/295 Anzac Ave, Kippa-Ring, Qld 4021



Unit For Sale

Wednesday, 10 July 2024

Unit 1/295 Anzac Ave, Kippa-Ring, Qld 4021

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



LEISA LOWE
0438801298

Offers Over \$375,000

If you have been searching for a unit that has convenience to shopping, public transport and walking to all amenities is high on your want list, this investment unit will suit you. No car needed as this unit is on Anzac Avenue with every convenience available within mins and is on the ground floor. Whether you are preparing to be a downsizer, or on the hunt for an excellent investment unit 1/295 Anzac Avenue Kippa Ring is located in the perfect position and will be always popular with tenants or people relying on public transport. Right opposite Kippa Ring Shopping centre, 1 min walk to train station and bus stops. This ground floor brick unit offers two bedrooms, plus one bathroom, and a very spacious living and dining area filled with natural light. The modern kitchen is a great size, has plenty of storage, and combines easily with the dining and living area to create a lovely open plan space. What this unit has to offer besides location: Spacious living and dining area combined. There are two bedrooms, with built-in wardrobes. One bathroom with shower and vanity unit, with separate toilet. Single lock up garage with storage space. Practical kitchen with ample cupboards and bench space and electric appliances. Ground floor with verandah and gate opening to the common area at the rear of the complex. In a block of 8 units where the body corporate fees are very reasonable at \$4085.25 per year including sinking fund. Making this very affordable at approx \$78.56 per week. Currently rented for \$325 per week with lease expiring April 2025 and must be sold with the tenant in place. This is an amazing opportunity not to be missed! Contact Leisa Lowe from Jan Jones Real Estate today to schedule your viewing before you miss out. Disclaimer: For tenant's privacy previous photos of the property have been used in this marketing with their items removed on all pictures. This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty of representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries. Property Code: 2203