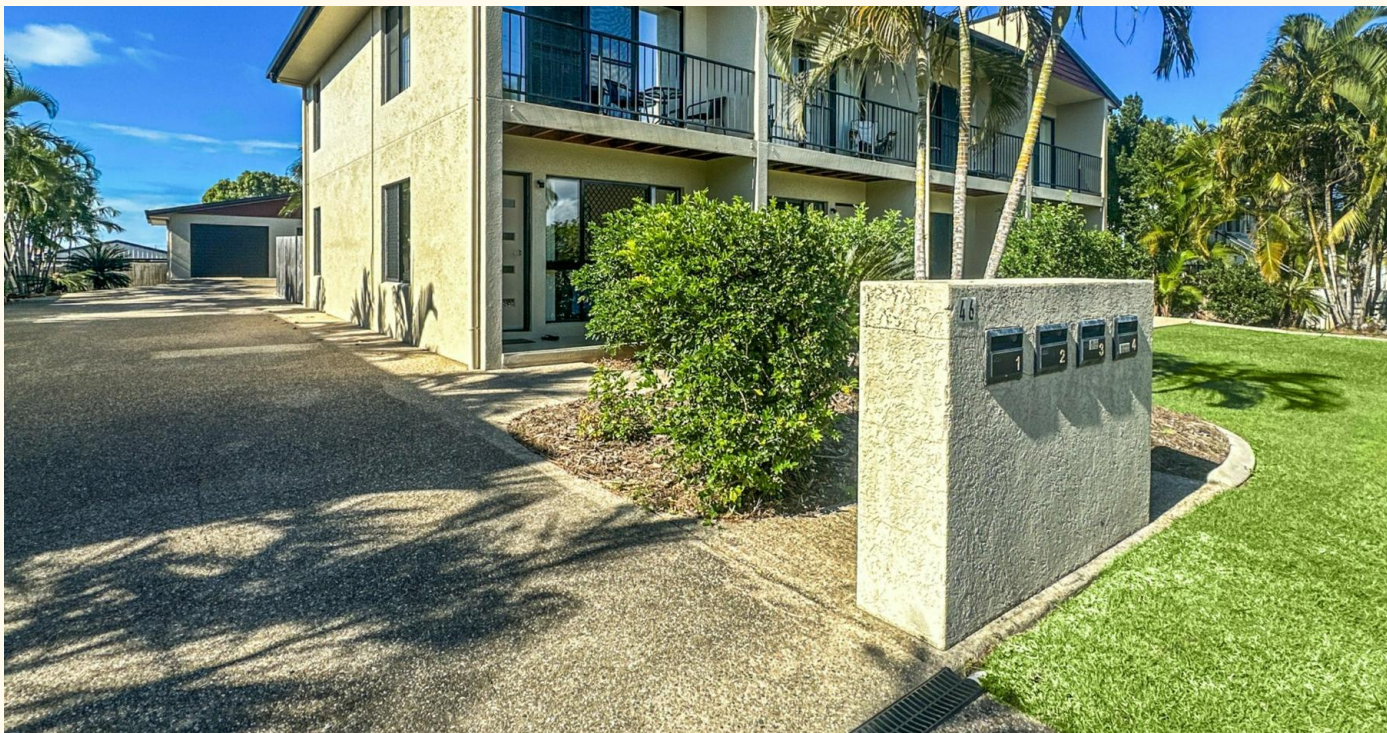




Unit 1/46 Gregory Street, Bowen

Be Quick & Quality Unit in a Convenient Location

Fully Furnished Unit in a Prime, Convenient Location.

Rates \$ 4000 / year.. Self managed body corp 1/4 share of insurance \$ 1591.25.

Ideally positioned within walking distance to schools, the hospital, shopping centres and local parks, this well-presented, fully furnished unit presents an outstanding opportunity for investors or owner-occupiers alike.

With quality furniture, appliances and household essentials included in the sale, this is a genuine walk-in, walk-out opportunity, ready to move into or lease immediately.

Features include:

Sold fully furnished with an extensive inventory of quality furniture, appliances and household essentials

Fully air-conditioned throughout

Modern kitchen with stainless steel appliances, including dishwasher

Bathroom featuring a plunge bath

Private courtyard

Remote-control lock-up garage with additional storage room

- maintenance lifestyle with nothing left to do.

The unit is situated within a well-maintained, fully landscaped complex offering:

2 2 1

FOR SALE

\$440,000

VIEW

By Appointment

AGENTS

Tony Doyle

0418 777 967

tdoyle@ljhbowen.com.au

AGENCY

LJ Hooker Bowen

(07) 4786 2000

All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided.

Interested parties must rely solely on their own enquiries.



Private driveways and garages
Guest parking..
Communal BBQ area
Included in the sale is an extensive inventory, featuring:
Changhong 419L refrigerator
Sharp 30L stainless steel microwave
Kambrook kettle and 2-slice toaster
Various kitchen crockery, cookware and utensils
Samsung 40" LED TV with TV unit
Two fabric sofas
Queen bed with mattress
Two king single beds with mattresses
Four timber bedside tables
Simpson 5.5kg washing machine
Plus additional household items, making this a true turnkey property.
The property is vacant, ready for you to move in or a great opportunity for a new tenant.
Contact Tony on 0418 777 967 today to arrange an inspection or request further information.

MORE DETAILS

Property ID	3D3A5F23
Property Type	Unit
Land Area	116 m2
Including	Air Conditioning Toilets (2) Balcony Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage

Tony Doyle 0418 777 967

Principal & Business Owner | tdoyle@ljhbowen.com.au

LJ Hooker Bowen (07) 4786 2000

1-36 Powell Street, BOWEN QLD 4805

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