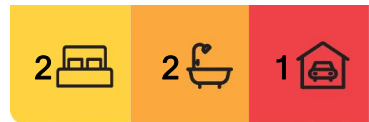


## Bowen, Unit 5/10 Williams Street CBD Apartment.

This well maintained 2 bedroom, 2 bathroom unit is only a couple of blocks to the front beach, marina and cbd. The stylish villa consists of an open plan living area with a dining area, lounge area and a modern kitchen. The kitchen includes a dishwasher, stainless steel cook top and island bench. The living area also has access to your own private balcony and overlooks the back lawn and garden area. It's the ideal spot to enjoy a cool drink or entertain friends.

The 2 carpeted bedrooms consist of built in mirrored wardrobes & each link to separate bathrooms, great for shared accommodation or when visitors stay. In the hot & humid or freezing cold days your comfort is ensured with split system air conditioning in both bedrooms and the lounge room. There is also a laundry in the unit for your convenience.

The unit also includes an undercover car space with guest parking available and lock up store room downstairs. All garden maintenance is taken care of so you can just sit back on



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/3D2UDF23](http://ljhooker.com.au/3D2UDF23)

**Contact**  
**Tony Doyle**  
0418 777 967  
[tdoyle@ljhbowen.com.au](mailto:tdoyle@ljhbowen.com.au)



**LJ Hooker Bowen**  
**(07) 4786 2000**

**Disclaimer:** 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.

the weekends and enjoy.

Whether you are looking for someplace to live or an investment, this unit is a great option.

Currently rented at \$380/week

Body Corporate Fees: \$3,717.32/Year

Sinking Fund: \$85,290.36 as at 11/2024

Rates: \$3,514.20/year

Please contact Tony Doyle on 0418 777 967 for an inspection.

## More About this Property

<b>Property ID</b>	3D2UDF23
<b>Property Type</b>	Unit
<b>Land Area</b>	1122 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Balcony Dishwasher Built-in-Robes Close to CBD

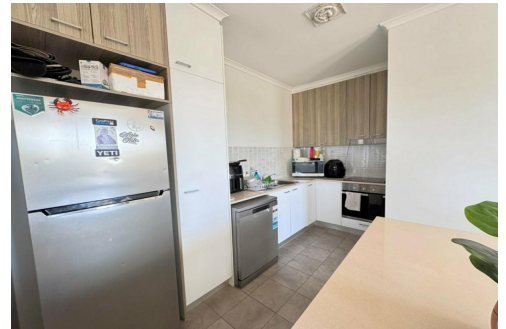
**Tony Doyle 0418 777 967**

Principal & Business Owner | [tdoyle@ljhbowen.com.au](mailto:tdoyle@ljhbowen.com.au)

**LJ Hooker Bowen (07) 4786 2000**

1-36 Powell Street, BOWEN QLD 4805

[bowen.ljhooker.com.au](http://bowen.ljhooker.com.au) | [bowen@ljhbowen.com.au](mailto:bowen@ljhbowen.com.au)



**LJ Hooker Bowen  
(07) 4786 2000**

**Disclaimer:** 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.