







40/6 Stephens Road, Mount Johns

Buy Your Own!

Cheaper to buy than rent!

This modern, well-appointed, front facing, ground floor studio apartment is ideally positioned within the complex, set amongst established, landscaped communal gardens.

Enjoy picturesque views over expansive front lawns, manicured gardens, a resort-style in-ground swimming pool, and even a half-sized basketball court—offering lifestyle appeal well beyond its price point.

Inside, the apartment features entry and living area ceramic tiling for ease of maintenance and carpet in the bedroom area. The layout is well proportioned for a studio design, offering a practical and comfortable living environment. A full-height built-in robe provides excellent storage, while split system air conditioning ensures year-round comfort.

This unique complex delivers a lifestyle rarely found at this price level. Perfect for a single or couple entering the market, you can move straight in and enjoy the surroundings or lease it out and take advantage of a strong rent return of 9.6% gross.

1 1 1

FOR SALE
$195,000

VIEW
By Appointment

AGENTS
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AGENCY
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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.

LJ Hooker

Conveniently located close to the entertainment precinct of Barrett Drive, and within walking distance to the town centre, Olive Pink Botanic Garden, and nearby walking and hiking trails.

An ideal opportunity for first home buyers or astute investors seeking value for money and location.

Currently rented $360.00 per week, periodical lease

- Desirable front facing, ground floor studio apartment
- Colour coordinated kitchen facilities
- Discreet bedroom, ensuite bathroom
- Access to communal facilities including pool and basketball court
- Split system air conditioning for year-round comfort
- Council Rates: $1,980.97 per annum
- Body Corporate: $1,267.00 per quarter
- Current rental $360.00 per week, periodical lease

Council Rates: $1,980.97 p.a.
Strata Rates: $1,440 p.q.
Sinking Fund: $4,172

MORE DETAILS

Property ID	2DK0FD5
Property Type	Unit
Land Area	52 m2
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	Shared Laundry











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