

## Tannum Sands, Unit 1/4 Elizabeth Street

### Great Location - Unit Central Tannum

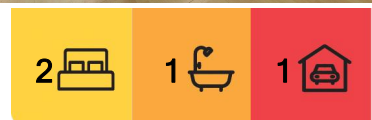
Whether you are looking for an investment prospect or a place to call home, do yourself a favour and consider Unit 1 at 4 Elizabeth Street. You will love the location being within walking distance to the shopping centres, Tannum Hotel, Millenium Esplanade and Tannum Beach.

Being owner occupied this property will be available for vacant possession on settlement, making it very appealing for those looking for a place to move into and make their own. There is no rental history attached to the property within the last 12 months which is a big bonus for investors. A rental appraisal in the current market has come in between \$320 - \$350 per week.

- Two storey brick unit with ocean glimpses and cooling breezes
- Security screened on the lower level
- Functional kitchen with upright stove, single pantry and space for a large fridge



**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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/W7GGW2](http://ljhooker.com.au/W7GGW2)

**Contact**  
**Jenny Branthwaite**  
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**LJ Hooker Boyne | Tannum**  
**(07) 4973 7277**

- Dining and living downstairs as well as the laundry
- 2 bedrooms upstairs
- Master bedroom with air conditioning, great storage and security screened sliding door access to a small balcony
- Spacious bathroom & shower over bath, vanity, linen cupboard & separate toilet
- Single carport
- Common area at the rear for access to clothes line

Body corporate fees are \$1,800 per annum. Rates \$3,450 per annum including six months water usage.

I would suggest you move quickly on this property. Make the call to Jenny to arrange an inspection.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

## More About this Property

Property ID	W7GGW2
Property Type	Unit
Including	Air Conditioning Toilets (1)

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