

The Gap, Unit 2/15 Ballingall Street

Snap It Up

Snap up this terrific two-bedroom, two-bathroom unit at the fabulous price of \$335,000. Located in a small unit complex only 1.5km from the CBD and just round the corner from the Aquatic Centre, Traegar Park sporting complex and a short walk into town and the numerous coffee shops!

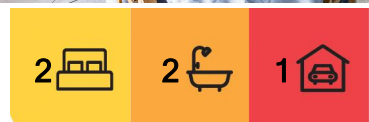
The unit flooring is fully tiled for ease of maintenance and has split system air conditioning throughout. New venetian blinds have been installed at the front of the home while the bedrooms windows have curtains.

The gas kitchen has attractive metal inserts to the cabinetry and also features a breakfast bar, double sink, overhead cabinets, and ample bench space.

Both bedrooms are a generous size, the main bedroom offers a generous size walk in robe and convenient ensuite bathroom. The second family orientated bathroom is complete



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/2C5QFD5

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with bath, separate shower, and vanity. The toilet is separate.

A glass sliding door with outdoor access is positioned off the open plan living area. The designated dining area is adjacent to the kitchen and integrated into the living space.

The private rear courtyard features a combination of low maintenance paving and grassed rear yard. There is a healthy curry leaf tree and other established greenery.

This generous sized unit is poised to sell so take advantage of this Easter special offer and reap the benefits all year.

- Spacious 2-bedroom, 2-bathroom unit in small complex
- 1.5km to CBD, close to Hospital and Traegar Park facilities
- Total Body Corp current fee \$859.15 per quarter
- Council Rates \$2,136.56 p.a.
- Estimated future rental min \$415.00 per week
- Undercover car parking, low maintenance surrounds

More About this Property

Property ID	2C5QFD5
Property Type	Unit
Land Area	265 m2
Including	Ensuite Air Conditioning Toilets (2) Built-in-Robes Fully fenced back Internal Laundry Walk in robe

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