



Zillmere, 6/402 Zillmere Road

Spacious Apartment - Outstanding Investment or 1st Home

Positioned just a stone's throw away from the train station, local shopping and medical facilities, this well-appointed apartment is an absolute stand out property and has been priced to sell immediately.

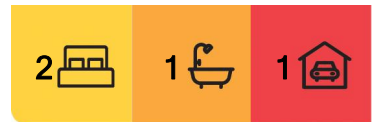
Special Features include -

- * Privately positioned on the 3rd level of small, well maintained complex with secure entry door and intercom. There are only 7 apartments in the complex.
- * The spacious open plan lounge/dining area interacts seamlessly with the kitchen and covered balcony
- * A large kitchen offering an abundance of bench space and storage, plus an electric cook top, oven and dishwasher



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.

SOLD



For Sale

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View

ljhooker.com.au/37F1F1R

Contact

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- * Two sizeable built-in bedrooms
- * Neat and tidy bathroom with shower over bath and separate toilet
- * A lovely south facing balcony is perfect for a morning coffee and captures some pleasant suburban views
- * Single lock-up garage provides secure vehicle accommodation
- * Very reasonable body corporate fees
- * Fans, security screens and blinds
- * The location is absolutely perfect - Just 12 km to the CBD, a 4 minute walk to the train, a 10 minute drive to Westfield Chermside Shopping Centre and 50 metres to the local shopping precinct which includes an IGA, pharmacy, Australia Post and a medical centre

Well-appointed and incredibly spacious, you will be impressed from the moment you step inside! Be certain to arrange an inspection before it's too late - this is a fantastic opportunity at an entry level price.

Quick Facts:

Year Built: Circa 1990's

Apartments in Complex: 7 Units

Position in complex: 3rd level with a south facing aspect

Council Rates:

Body Corporate Fees: \$846 per quarter approx.

Sinking Fund Balance: \$33,165.64 (As at December 2023)

Current Rent Arrangement: Leased until 29 January 2024 (periodic after this date) for \$350 per week. Market rent is circa \$375-400 per week.



More About this Property

Property ID	37FIFIR
Property Type	Unit
House Size	111 m ²
Including	Balcony Dishwasher Built-in-Robes

Daniel Waters

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