



Unit 4, 175 Torquay Rd, Scarness



WALK TO THE SANDY BEACH AT SCARNESS AND ENJOY A COFFEE AT ENZO'S ON THE BEACH. THE ESPLANADE OFFERS CAFES, RESTAURANTS, SHOPS, THE BEACH HOUSE HOTEL.

* UNDER CONTRACT IN 10 DAYS *

SPACIOUS AND INDIVIDUAL HOME WITH A VARIATION IN CEILING HEIGHTS, ALFRESCO AND BALCONY. THREE NEW TOILETS, NEW KITCHEN, THREE AIR CONDITIONERS, STUDY NOOK, LARGE MAIN BEDROOM. (CLICK ON "Read More")

Rent Appraisal \$380.00 Per Week.

Summary of Outgoings:

- * Fraser Coast Council Rates, Water & Sewage \$3,043.60 (Pension discount \$520.20 = \$2,523.40) Per Year.
- * Body Corporate \$2,839.06 Per Year.

Body Corporate Dated 17th September, 2020:

6 Months: \$1,774.41 less \$354.88 paid by discount date = \$1,419.53 Due on 01/11/2020

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Price SOLD for \$335,000
Property Type Residential
Property ID 889

AGENT DETAILS

Tony Stephens - 041 66 99 000

OFFICE DETAILS

Peregian Real Estate
 041 66 99 000



Breakdown:

Admin 01/11/20 - 30/04/21 - \$484.72

Sinking Fund 01/11/20 - 30/04/21 - \$677.89

Insurance Levy 01/11/20 - 30/04/20 - \$256.92

Balance of Funds:

Sinking Fund Balance \$41,120.23

Admin Fund Balance \$570.85

The Current Seller Has Recently Refurbished This Spacious Townhouse Which is Located in a Sought After Central Position and Within Walking Distance to the Sandy Beach at Scarness.

Benefits:

- * New Kitchen
- * Ground Floor Powder Room
- * Laundry
- * Large Understairs Storage
- * Outdoor Alfresco Area
- * Covered First Floor Balcony
- * First Floor Study Nook
- * 3 Air Conditioners, 2 New in 2021
- * Ceiling Fans
- * Security Screens
- * Large Master Suite
- * Double Size Shower
- * Built in Robes
- * Remote Garage Door, Internal Access
- * Variation in Ceiling Heights

Age: 2005

Local Area:

- * Local Facilities can be accessed via Boat Harbour Drive
- * Urangan Shopping Centre
- * RSL, Pialba Shopping Centre
- * Stockland Shopping Centre
- * Marina and Foreshore
- * Boat Club
- * Botanical Gardens
- * Fraser Coast Anglican College
- * Urangan Point School
- * Sandy Strait State School
- * Urangan State High School
- * Star of the Sea School
- * Tennis Courts are in Colyton Street
- * Sports Field is off Tavistock & Bideford Street including:
- * McFie Park, Hockey, Rugby League, AFL
- * Woodcraft Club

* HB City Musicians Inc

* Aquatic Centre is in Boundary Road

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.