



Unit 5, 243 Torquay Tce, Torquay



INVESTMENT - RENTED UNTIL FEBRUARY 2022 - WALK TO THE SANDY BEACH AT TORQUAY, ENJOY A COFFEE AT ENZO'S ON THE BEACH, VARIOUS CAFES, RESTAURANTS, SHOPS

\* UNDER CONTRACT IN 57 DAYS \*

\* RENTED PROPERTY - The Photographs Are To Be Used As A Guide Only \*

- \* Currently Leased at \$355.00 Per Week Until 17/02/2022
- \* Rent Appraisal for March 2022 Approx \$395.00 Per Week
- \* 24 Hours Notice is Required for Viewings, Monday to Friday ONLY
- \* PETS on Application

#### Outgoings:

Admin \$1,344.00 PA  
Sinking Fund \$704.00 PA  
Balance of Sinking fund at 18/08/2021 is \$44,221.64 CR  
Fraser Coast Council Rates, Water & Sewage Approx \$3,500 Per Year. (Last 12 Months = \$3,361.54 Dated 30/06/21)

Administrative Fund - Based on contribution schedule lot entitlements

Period	Amount	Due Date	Discount
01/04/21 to 30/06/21	\$336.00	01/04/21	\$0.00
01/07/21 to 30/09/21	\$336.00	01/07/21	\$0.00

3 Beds 2 Bathrooms 1 Car Space

Price SOLD for \$384,000

Property Type Residential

Property ID 905

#### AGENT DETAILS

Tony Stephens - 041 66 99 000

#### OFFICE DETAILS

Peregian Real Estate  
041 66 99 000



01/10/21 to 31/12/21 \$336.00 01/10/21 \$0.00

01/01/22 to 31/03/22 \$336.00 01/01/22 \$0.00

Total Annual Contributions \$1,344.00

Sinking Fund - Based on contribution schedule lot entitlements

Period - Amount - Due Date - Discount

01/04/21 to 30/06/21 \$176.00 01/04/21 \$0.00

01/07/21 to 30/09/21 \$176.00 01/07/21 \$0.00

01/10/21 to 31/12/21 \$176.00 01/10/21 \$0.00

01/01/22 to 31/03/22 \$176.00 01/01/22 \$0.00

Total Annual Contributions \$704.00

This is a Great Investment Opportunity to Purchase a Home Within Walking Distance to the Esplanade and The Sandy Beach.

A Unique Spacious Townhouse with Ducted Air Conditioning, High Ceiling and a First Floor Landing Area Overlooking The Living Space.

Benefits:

- \* Close to the Beach
- \* Ducted Air Conditioning
- \* Open Plan Living
- \* High Ceiling
- \* First Floor Landing Overlooking The Living Space
- \* Modern Kitchen
- \* Ground Floor Powder and Laundry Room
- \* In Total Two Bathrooms and Three WC's
- \* Balcony to the Main Bedroom
- \* Ensuite Shower
- \* Robes
- \* Crimsafe Door
- \* Courtyard
- \* Remote Garage Door, Internal Access
- \* Communal Electric Security Gate

Age: Approx 2006 into 2007

Local Area:

- \* Numerous Take Aways at the Northern End of Tavistock Street
- \* 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.*