



5/35 Butler Street, NEW AUCKLAND, QLD 4680

Value for Money - Fully Furnished Unit!

Elders Real Estate Gladstone & Tannum Sands are proud to present Unit 5/35 Butler Street to the market - an ideal opportunity for first home buyers or savvy investors to capitalise on current market conditions.

Modern, comfortable, and fully furnished, this low-maintenance property offers:

- Two air-conditioned bedrooms, each with built-in wardrobes
- Open-plan living, dining, and kitchen area
- Private outdoor sitting area - perfect for relaxing or entertaining
- Off-street parking within the complex
- Fully furnished for immediate rental return

Don't miss out on this well-presented unit in a convenient location - contact Bevan & Aimee today to arrange your private inspection.

TYPE: For Sale

INTERNET ID: 300P181705

SALE DETAILS

**Offers Over \$249,000
Considered**

CONTACT DETAILS

Bevan Rose
0417 602 150

* Tenant in place on Periodic Lease @ \$300 per week

* Rental Appraisal Guide \$330 to \$350 per week

* Photos have been edited for tenants privacy

* Last Known Rental Increase 02.10.2024

* Council Rates Approx \$TBC

* Body Corporate Approx \$6,368 per year

* 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.

Other features: Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 96.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1





