



Home Realty
Group

FOR Sale

8 & 9/3 SNEDDEN STREET, BETHANIA QLD 4205

2x 1 BEDROOM UNITS ON 1 TITLE \$430,000

2  2  -  84m2 Total



Mandy Blackmur | 0411 478 8800 | mandy@homerealtygroup.com.au



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MORE *Photos*

Unit 8



Unit 9





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ADDITIONAL

Information

PROPERTY FEATURES

- 2 units on 1 Title

EACH UNITS OFFERS

- 1x bedroom with Study nook
- Large Main Bathroom
- Toilet in bathroom area
- Kitchen with overhead cupboard/s & microwave shelf
- Ceiling Fans (bedroom & living area)
- Air conditioning x 1 in living area
- Curtains in bedroom and living area
- Security Screens on doors
- Tinted windows
- Laundry tub in hallway
- Front & Rear patio area (common area exclusive use)

NOTE:

Unit 8 - Floating floors throughout

Unit 9 - Carpet throughout

No car accommodation included in sale. Car spaces are common area and the committee looks after car allocation spots for residents.

CHATELS FOR THE LOT - Air conditioner x 2, Window Furnishings

RATES & WATER RATES - \$1,670.63 per quarter inc water approx.

BODY CORPORATE FEES -

\$3,528.47 per half year (February 2026 - July 2026) approx.

\$1,770.44 per half year (August 2026– January 2027) approx.

Annual Total \$5,298.91 pa approx.

SMOKE ALARM COMPLIANT - Yes (both units)

EASEMENTS - No

FLOOD SEARCH CATEGORY - Refer to flood search

AVAILABILITY - Unit 8 (owners wants to stay and be a tenant)

Unit 9 (\$350pw, Lease expires 04.10.2027)