



Home Realty
Group

FOR Sale

16/3 SNEDDEN STREET, BETHANIA QLD 4205

\$239,000

1  1  0  42m²



Mandy Blackmur | 0411 478 880 | mandy@homerealtygroup.com.au



Home Realty
Group

MORE *Photos*





Home Realty
Group

ADDITIONAL

Information

PROPERTY FEATURES

- 1 Bedroom with Built-in robe
- Study nook area
- Large bathroom with renovated shower floor
- Renovated kitchenette with microwave alcove, overhead cupboards
- Open living/dining area
- Laundry in hallway
- Air conditioner x 1 in living
- Carpet throughout
- Security Screens on both doors
- Front & Rear patio areas
- End position
- Well presented, ready to move in

Communal areas include:-

- BBQ area
- Community hall - Open seating area, kitchen facilities (no meals served anymore) library, toilets.
- Clothes lines
- HWS system services 2-3 units in each block. Body Corporate looks after these.
- Water is calculated and billed by Logan City Council via # of lot entitlements. Not separately metered.
- Carparking spaces available but not sold with the units.

CHATELS - Air conditioner x 1, Window Furnishings.

RATES & WATER RATES - \$1,106.38 approx per quarter including water usage.

BODY CORPORATE FEES - \$4,658.61pa approx. (issued every 6 months)

SMOKE ALARM COMPLIANT - Yes

EASEMENTS - No

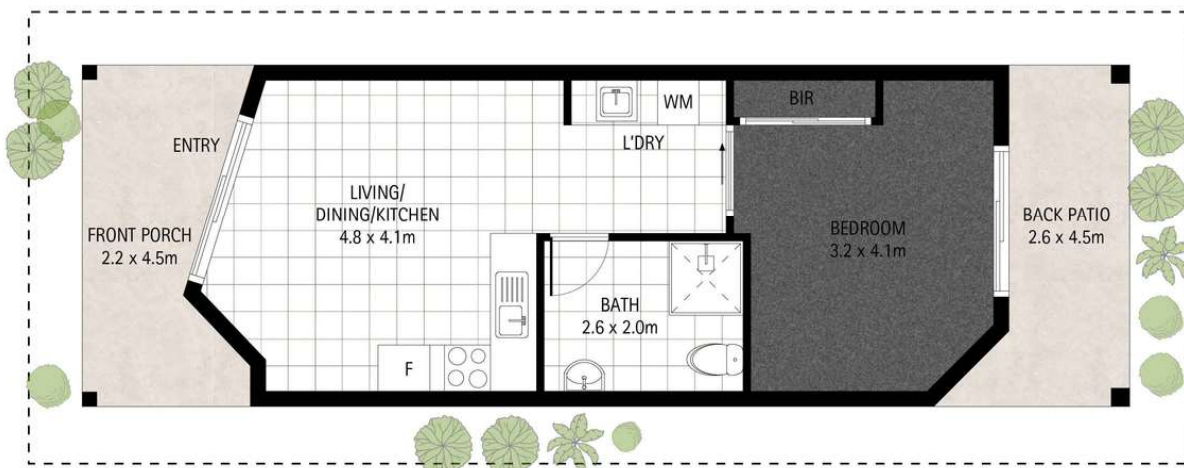
FLOOD SEARCH CATEGORY - Low risk

AVAILABILITY - Vacant



Home Realty
Group

FLOOR *Plan*



Home Realty
Group

1 Bed

1 Bath

1 Car

Internal 42m²
External 14.4m²
Total 56.4m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doc windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mist. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.