



12/6-14 Sherriff Street Hermit Park QLD

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Ideal choice for a first home buyer, downsizer, or savvy investor this solid lowset 2-bedroom unit is vacant and ready for its new owner. Approximately 106m² in size with a welcoming façade, spacious living area and a bright freshly painted interior this property is well situated offering convenience and comfortable unit living.

Located in a well maintained complex within walking distance of a park and just a short drive to schools, local shops, gym, a variety of food outlets, and easy access to professional services along Bowen Road & Charters Towers Road all the necessities are at your doorstep.

For the investor, the property has the potential rental return of between \$380- \$410 per week.

Body Corporate Fees: Admin: \$3,778 per annum; Sinking Fund: \$2,400 per annum
Rates: \$1,916.20 per half year

Property Features:

- Fresh coat of paint internally
- New hot water system
- Tiled open plan living area
- Well-designed kitchen with pantry and ample bench and

Price : \$ 335,000

View : <https://www.kingsberry.com.au/sale/qld/townsville-e-district/hermit-park/residential/unit/8305860>



Sibby Di Bartolo

07 4772 2022

0417 606 157

sibby.dibartolo@tsvharcourts.com.au