

ARRIVE

HOME OF PROPERTY

welcome
home.

20/21 Boongall Road





Property Snapshot

PRICE GUIDE: Mid - High \$800,000s

- Newly renovated throughout
- 3 bedroom + 2 bathroom + 1 car
- Full internal paint
- Brand new flooring throughout
- Private balcony off master
- Electric cooktop + dishwasher
- Airconditioning + ceiling fans + built in robes
- Private courtyard to create your own oasis
- Flawlessly presented in well-maintained complex
- Glistening communal pool + BBQ area to enjoy and entertain
- Build Year:1998
- 'Blue Chip' location
- Absolutely everything is at your fingertips!



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Investor's Note

BODY CORPORATE + RATES INFORMATION:

- Body Corporate: \$95 per week / \$1,247 per quarter approx
 - Sinking fund Statement (August 2023): \$57,170
 - Total dwellings in the complex: 23
- Rates: \$38 per week / \$484 per quarter approx

RENTAL INFORMATION:

- Rental Appraisal (current condition): \$700 - \$750 per week
- GROSS Potential Yield: Extraordinary 4.6% - 4.9%
- Capital Growth (Camp Hill): Extraordinary 33.2% increase seen for townhouses/units in last 12 months



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Opportunity *awaits*

DO NOT DELAY

This outstanding property will not stay available for long!



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