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## THE PERFECT FIRST HOME PURCHASE OR PORTFOLIO BUILDING INVESTMENT!

On level one at a premier Teneriffe apartment building in The Cannery can be found this charming, open-plan home sure to appeal to first-home buyers and investors. This open-plan property boasts features such as three metre high ceilings, polished wooden floors, a carpeted living area, air-conditioning, stainless steel gourmet bench tops and splash backs, European appliances and a spacious bedroom with a built-in wardrobe. Furthermore, both the living area and bedroom open up to their own private balconies with river glimpses off the living area balcony.

- Healthy Body Corporate with over \$900,000 in the sinking fund.
- Rental Return: \$350 per week
- Rates: \$1100 (approximately)
- Body Corp: \$3100 per year (approximately)
- Urban Utilities: \$1012 per year (approximately)
- Polished wooden floors and a carpeted living area.
- Air-conditioning, 3m high ceilings and security intercom.
- Stainless steel gourmet benchtops, electric cooking facilities and European appliances.
- A heated lap and plunge pool as well as a gymnasium exclusively for residents.

**Price:**
**\$327,000**


**Robert Lamprecht**

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### 139 Commercial Road, Teneriffe

Internal Area : 50 sqm

External Area : 10 sqm

Total Area : 60 sqm

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Floor plan created by [PodFOCUS.com.au](http://PodFOCUS.com.au)