



1



1



1

## Renovated, Quiet Location, Rare Corner Unit.

Sparkling in renovated glory this rare corner 67sqm one bedroom, one bathroom apartment on level one of The Cannery is one of the premier apartments within the residency. Perfectly positioned on the corner of two of The Cannery's quietest streets, this home boasts pine flooring that flows wonderfully from the front door to the kitchen where the future resident of this home can enjoy island benchtops, air-conditioning, electric cooking devices, European appliances, ample storage, an integrated dishwasher, dual balcony access with views of Teneriffe Hill and streetscape as well as exclusive residential facilities.

### Property features:

- Healthy body corporate with over \$900,000 in the sinking fund.
- Rental return of approximately \$375 per week.
- Rates: \$1100 per year (approximately)
- Body Corp: \$3100 per year (approximately)
- Urban Utilities: \$1012 per year (approximately)
- A heated lap and plunge pool as well as a gymnasium exclusively for residents.
- Landscaped gardens and reliable on-site management.

**Price:**
**\$345,000**


**Robert Lamprecht**

0419 999 989