



14/19 - 23 Ben Lexcen Court, **Mount Warren Park**

2  1  1 

Are you looking for your first home

or investment even if you are looking to add another property to your portfolio this is the perfect opportunity to buy this unit today.

Sitting in a well managed and maintained complex of just 36 Villa's and located in the sought after suburb of Mount Warren Park this 2 bedroom unit has freshly painted walls and new floor coverings.

Currently leased until November 2018 and returning \$285.00 a week.

Features:

- . 2 bedrooms both with built in robes
- . Separate lounge
- . Combined kitchen and dining
- . A great entertaining area
- . Body corporate \$1,700 a year - \$32.70 a week

Close to all amenities including schools, kindergartens, doctors, dentist shops and public transport.

With the M1 Motorway only minutes away you are 35kms from Brisbane's CBD and just 35kms to Surfers Paradise - two of our finest cities

An inspection is a must and by appointment so give Ken a call to book in yours

Please note, the property is not vacant and older photos have been used to advertise to respect tenant's privacy

Disclaimer: We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein

offers over \$215,000

ID# 12039100172



Ken Marcks
0416 201 899