



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

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Owners will look at all serious Offers

Located in the sought after suburb of Mount Warren Park and sitting in a complex of just 36 Units sits this freshly painted unit with new floor coverings, currently leased and returning \$285.00 a week.

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

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 35km's from Brisbane's CBD and just 35km's 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
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