



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

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Owners want it Sold and have instructed us to present all serious offers...

Sitting in a well managed and maintained complex of just 36 Villa's and located in the sought after suburb of Mount Warren Park.

So if you are looking to downsize then look no further as this is the perfect opportunity for you to buy this Villa today

Even if you are looking to add another property to your portfolio or looking to buy your first investment property this could be just what you are looking for it is currently returning \$275.00 a week with the tenants on a lease until April 2018.

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
- . Council rates approximately \$58.00 a week

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

With the M1 Motorway only minutes away you are 35klms from Brisbane's CBD and just 35klms 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

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

\$215,000

ID# 12039100172



Ken Marcks
0416 201 899

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.