



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

Are you looking to downsize then look no further as this is the perfect opportunity for you to buy this Villa 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.

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

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New Price Offers over \$215,000

ID# 12039100172

Ken Marcks
0416 201 899

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