



38/19-23 Ben Lexcen Court, **Mount Warren Park**

Are you thinking of Downsizing

well this is the perfect opportunity to do just that...

Located in a well managed and maintained complex in the sought after suburb of Mount Warren Park.

Or are you looking to add another property to your portfolio or looking to buy your first home or investment then this is a golden opportunity for you to buy this unit today.

Our rental department have told us that you will get between \$300.00 to \$330.00 a week.

Features:

- . 3 bedrooms all with built in robes
- . New bathroom
- . 4th bedroom/living room
- . Separate lounge
- . Open plan dining & kitchen (new Kitchen) area
- . New floor coverings
- . Airconditioned
- . Private courtyard

Body corporate fees - approximately \$32.00 a week and you are close to all amenities including schools both private and public, kindergartens, shops, doctors chemist, dentist and public transport.

Beenleigh's CBD is just minutes away and you are approximately 3 minutes from the M1 Motorway where you are 35klms from Brisbane's CBD and just 35klms to Surfers Paradise - two of our finest cities.

An inspection is a must so call Ken today 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

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.

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New price \$249,000

ID# 12039100222



Ken Marcks
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