



**16 Apex Ave, Kippa-ring**

Jan Jones Real Estate



## INVESTMENT AND DEVELOPMENT OPPORTUNITY

This neat and tidy block of two units is located within the Urban Neighbourhood Precinct which allows for the establishment of a mix of dwelling types including apartments, row or terrace housing and townhouse development.

The location is excellent with the Kippa-Ring train station approximately 400m to the south and the Kippa-Ring Shopping Centre 600m to the south-east. The property is within walking distance of two primary schools and bus transport.

The area is expected to develop in the form of high density housing to support the nearby centre activities and public transport services.

The lowset brick building comprises two units, each with -

- \* Two bedrooms - one with a built in robe and both with air conditioning
- \* Air conditioned open plan living, dining and kitchen area
- \* Bathroom with shower, toilet & vanity
- \* Laundry in the kitchen in Unit 1 and in the bathroom of Unit 2
- \* Fenced courtyard area with clothesline
- \* Unit 2 has a storeroom and entertainment area
- \* Double carport at the rear

Each unit has its own private open space with fencing to delineate the areas for each unit. The complex has colourbond fencing on the boundaries and has been well maintained.

The units are currently tenanted with good long term tenants at \$265 and \$280 per week.

 4  2  2  607 m2

<b>Price</b>	SOLD for \$700,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1718
<b>Land Area</b>	607 m2

### Agent Details

Jan Jones - 0439 758 867

### Office Details

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