

**68/354 Ross River Rd, Cranbrook, QLD, 4814**



**Unit For Sale**

Thursday, 21 November 2024

68/354 Ross River Rd, Cranbrook, QLD, 4814

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Jan Lee

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## "Cranbrae" - Over 55's Village

Fabulous position - end unit, no rear neighbours. The rear courtyard overlooks the lush playing fields of Ignatius Park College. The complex is within walking distance of Stockland Shopping Centre and Kmart Plaza. Public transport at the front entrance of The Village.

Ideal for those looking to downside, two-bedroom apartment - ground floor, no steps, front and rear courtyards. The complex gardens are meticulously maintained, the units are owned outright - no entry or exist fees and the body corporate fees are very modest.

The open plan living area, which includes kitchen, lounge and dining is airconditioned for your summer comfort. The two generous size bedrooms are air-conditioned, have ceiling fans and built-in wardrobes. The unit is securely screened and tiled throughout.

The kitchen has ample space, and for convenience the bathroom and laundry are combined. The hot water system has been recently replaced and the interior of the home was painted just a few years ago. NBN is connected. All lawn maintenance, insurance and external building repairs are included in the moderate body corporate fees. Situated in one of the best positions in the complex, and **SERIOUSLY FOR SALE**.

If this is just what you are looking for - please phone - JAN LEE on 0408 777 437 to book an appointment to view.