

# Unit 15/15 Betzel Court, Mango Hill, QLD, 4509



## Unit For Sale

Thursday, 21 November 2024

Unit 15/15 Betzel Court, Mango Hill, QLD, 4509

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



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## SPECTACULAR VIEWS -PRIME LOCATION

Welcome to this top floor well-appointed, immaculate and modern unit in the main hub of the ever-popular suburb of Mango Hill that boasts natural sunlight and spectacular views overlooking Capstone Village and the lake. You will just love the breezes from this North-East facing apartment.

In a boutique complex of 17 this well-presented unit offers you complete security, style and space in an ultra-coincident location that is perfect for the commuter with the train only a few minutes' walk, easy access onto the Bruce Highway for the inner-city commute or heading to the Sunshine coast for those weekends away. The location and views are the perfect combination.

Entering your new apartment you are welcomed by the open-plan air conditioned living area that seamlessly merges with a modern kitchen featuring an island bench, sleek stone countertop, stainless steel appliances, cooktop, an exquisite haven for culinary enthusiasts and expansive open-plan living area, connecting to your dining and living area that captures the morning sunshine and plenty of filtered light through the glass windows that invite the outside in.

This unit comes with 2 generous sized bedrooms, the master suite includes air conditioning and walk through robe providing ample storage and leads through to your own private ensuite.

The additional bedroom also has air-conditioning, walk-through robe to its very own bathroom with large shower and toilet, with guests when they come to visit using the jack and jill combination. This unit represents an excellent location within walking distance to Capstone Village Shopping Centre where they have a great selection of shops, including medical facilities, cafes, restaurants and Fitness center. The train station is only a few minutes' walk making commuting a breeze. This unit's location has a great selection of quality schools, childcare and for your active lifestyle there are numerous running/walking/cycling paths around the suburb of Mango Hill.

Features Include: - Modern apartment with open plan the moment you walk in the door - 2 Bedrooms - Walk through wardrobe to bathrooms - Air conditioning in living area and both bedrooms - Tiled Flooring with carpet in the bedrooms - Built-in laundry area for your Washing Machine and Dryer - Electric cooktop and oven - Dishwasher - Covered North facing spacious balcony - Loads of storage space - Secure lock up garaging - Boutique complex of 17 (No Lift) body corporate fees of \$1,506.99 per quarter making this complex perfect for those savvy investors.

Currently there is a tenant in place till Feb 2025 paying \$490 per week and if you purchase now you can move in when their lease expires or renew the current tenants lease with an increase as they would love to stay on.

Expected rental return of \$540 upwards in the current market. Don't miss this opportunity to embrace modern living in Mango Hill. Secure this beautiful apartment now and enjoy a lifestyle filled with convenience, comfort, and breathtaking views.

For more information or to inspect this property contact Leisa Lowe from Jan Jones Real Estate today to show you your new property before you miss out. You will be impressed I guarantee it.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. \*Due to the tenant's privacy, we have used photos from when it was vacant.

Property Code: 2266