

604/26 Station Street, Nundah

Property Details

- **Attributes:** 2 Bed | 1 Bath | 1 Car Apartment
- **Building Name:** Vivir
- **Year Built:** 2015, approximately 11 years old
- **Number of apartments:** 54
- **Rental Appraisal:** $625.00 to $675.00 per week
- **Owner Occupied or Tenanted:** Currently owner occupied, with the owner son & partner reside in the property.

Body Corporate & Rates

- **Body Corporate Levies:** $6,217.41 per year, equivalent to approximately $1,554.35 per quarter or $119.57 per week.
- **Sinking Fund Balance:** $330,595.77 as of 28 October 2026
- **Council Rates:** $623.31 for the quarter ending 31 December 2026
- **Water Rates:** $293.42 for the latest billing period, 28 May to 24 August 2026. Charges will vary depending on usage.

McGrath
Karl Garufi Team | Nundah

Karl Garufi
0421 703 387
karlgarufi@mcgrath.com.au