







MORE LISTINGS WANTED !!!! MORE LISTINGS WANTED !!!!

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An ideal opportunity for entry level buyers, downsizers and investors. This wonderful low maintenance, generous sized and furnished one bedroom apartment at 63 m2

Positioned in this standout resort style complex within the established area of Surfers Paradise, only a short walk to public transport including the new tram link which will transport you to Griffith University, the new Hospital and onto Brisbane via the Helensvale heavy rail station, or if you like, hop on the tram down to Broadbeach and the newly upgraded Pacific Fair shopping and dining precinct.

You will find a variety of inviting restaurants in Surfers Paradise. Our Gold Coast's beautiful beaches are only a short stroll away.
This apartment is air conditioned and has 1 secure car park on title which is rare and not just exclusive use . So this car park can never been taken away , including a safe entry from the street. For your enjoyment there is a pool and a heated spa for year round use. Sunset Island's on-site manager is there to help with any issues or problems you may have .

If you are an investor take advantage of the excellent returns with full time rentals on a long term lease approx $550 per week or a short term rental for 2 or 3 months for example and get $700 a week which this vendor has done recently . Or run as a Air BNB currently running at 80 per cent occupancy .This unit would be an excellent addition your property investment portfolio or a fantastic start for the first home

Price	SOLD for $453,000
Property Type	Residential
Property ID	6213

AGENT DETAILS

Jason Akermanis - 0490214584

OFFICE DETAILS

Ascot
Unit 1 146 Racecourse Rd Ascot,
QLD, 4007 Australia
0493 472 808

owner without a large mortgage to kick off their property holdings.

Investment numbers -

Short term lease approx $700 per week

Full time rental approx $550 per week

Air BnB rental is $180 per night on a week night and $250 per night on the weekend and is currently run that way by the owner

Body corp approx $86.00 per week

Council rates approx $62 per week

AT A GLANCE -

- Great genrous size at 63 m2
- Open plan living room maximises function, airiness and space
- Neat and tidy interiors capture natural light from sunny aspect
- Covered balcony provides area for entertaining overlooking pool
- Spacious kitchen equipped with dishwasher and stone benchtop
- Generously proportioned bedroom features built-in wardrobes
- Comfortable neat and tidy combined bathroom and laundry
- Highlights include air conditioning, ceiling fan and security screens
- Single designated car space on(title) not exclusive use located in secure basement carpark . very very important car park on title .
- Vacant possession, potential rental income $550 per week approx
- Obviously will not last long, act quickly to secure this opportunity
- Body corp $86.00 p.w, approx, substantial amount in sinking fund

The vendor has requested that all offers are to be presented in writing and encourages offers to be made for his consideration !!!!

For more information please call or text Salvatore on 0410 123 625 or email me through the website

SALVATORE AND JASON AKERMANIS SELLING ALL BRISBANE AND ALL GOLD COAST

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other 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 inquiries in order to determine whether or not this information is in fact accurate.