



## Ground-level apartment

Discovered in the serene coastal town of Cardwell, Queensland, the delightful apartment at 9/20-24 Poinciana Boulevard presents a prime investment opportunity that should not be overlooked. This well-appointed one-bedroom ground-level apartment offers a unique blend of comfort, style, and convenience, fully furnished and ready to continue generating income with a secure tenancy in place.

With a spacious bedroom featuring a built-in wardrobe, air conditioning, and a ceiling fan, residents are assured of a comfortable and restful retreat. The property benefits from air conditioning and ceiling fans throughout, ensuring a cool and pleasant environment year-round. The bedroom's plush carpeting adds a touch of luxury, while the rest of the apartment boasts practical and stylish tiled flooring.

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Price \$239,000  
 Property Type Residential  
 Property ID 1131

### Agent Details

Tamara Stokes - 07 4066 8700

### Office Details

Cardwell  
 65 Victoria Street Cardwell  
 QLD 4849 Australia  
 07 4066 8700



The open plan kitchen and living area serve as the heart of the home, seamlessly flowing onto a private balcony where one can enjoy the tranquil surroundings. The modern kitchen is equipped with a dishwasher, refrigerator, electric cooktop, and wall oven, perfect for home-cooked meals or entertaining guests.

Securing your vehicle is a breeze with a garage complete with a remote, adding an extra layer of convenience to this attractive package. The apartment is currently tenanted, with a six-month lease at \$300.00 per week, providing an immediate return on investment with the tenancy ending on 23/10/2024.

As the property is currently tenanted a minimum of 24 hours notice is required to inspect the property.

Facts & Figures:

- Appraised to achieve \$300- \$320 per week
- No letting restrictions
- Council rates - \$2,001.80 half yearly (approx..)
- Body corporate levies - \$5,842.34 per annum (approx..)

Don't miss out on this exceptional opportunity to invest in a slice of Cardwell's laid-back lifestyle, where natural beauty and modern living coalesce. Contact us today to arrange a viewing and take the first step towards owning this captivating property.

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