

10/542 Esplanade, Urangan, Qld 4655



Sold Unit

Wednesday, 23 August 2023

10/542 Esplanade, Urangan, Qld 4655

Bedrooms: 5

Bathrooms: 3

Parkings: 1

Type: Unit



Stephen Wright

\$960,000

This is a rare and fantastic Ocean facing three storey property, offering five bedrooms and three bathrooms plus two separate toilets. Situated on the Urangan Esplanade across the road is one of the best beaches around. The ground floor comprises a large garage with electric panel glide opening door, to the rear of the garage is a built-in storage cupboard with roller door. Access to the entry hallway, the ground floor unit and a further bedroom and a bathroom on this level. Access to the rear courtyard is via the studio and the body corporate has approved a side gate addition if you wish to add that. The first floor comprises the master bedroom (currently used as a study) with an en-suite and walk in wardrobe, plus its own Ocean facing balcony. Two more bedrooms and a main bathroom complete this floor which also has another under stair storage cupboard. The second floor is the main living space; the large balcony has dining and BBQ space and sliding doors that open onto the lounge area. A generous dining area separates the lounge from the kitchen, which is modern, spacious, and well appointed. There is a powder room servicing this level. Opening windows have been added to allow the breeze to blow through from any direction. For investors, you can expect \$1,500 to over \$2,000 for a 2 night stay (depending on season) for a five-bedroom three-bathroom Esplanade property on Stayz/AIRBNB. Many recent upgrades have been made including ceiling fans, new air conditioners, opening windows for breezes and plantation shutters. This property would be great to live in and have visitors or paying guests, rent permanently or holiday rent. Total outgoings for the year, body corporate and council rates come to \$8,858 per year and with over \$78,000 in the sinking fund at the end of January 2022. Body corp fees including insurance levies is \$5,472.70 for the year and Council rates are \$3,385.70 for the year. It will likely be many years before another property like this becomes available.