

104 The Strand, North Ward, Qld 4810

Block Of Units For Sale

Tuesday, 28 November 2023



104 The Strand, North Ward, Qld 4810

Bedrooms: 13

Bathrooms: 9

Parkings: 13

Area: 463 m2

Type: Block Of Units



Janice Gallagher
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Offers over 3 Million.

104 The Strand North Ward QLD 4810 Hotel, Motel, Pub & Leisure 463 m² For Sale, "Offers Over \$3m" HIGH REDEVELOPMENT DEMAND - STRONG HOLDING INCOME Grossing \$150k pa plus with upside High Demand for Redevelopment Unobstructed Magnetic Island Views Calling all investors and developers... you can now make the number 1 seaside location in Townsville part of your prized piece of your portfolio with 104 The Strand. It is one of the last remaining Strand fronting residential unit complexes on a single title and it is now to be sold. Acquiring this stunning waterfront location with enviable outlooks to Magnetic Island, across Cleveland Bay and along The Strand ensuring strong future demand from every angle. Its exceptionally located for ultra-convenience and lifestyle less than 50m from the ocean and within walking distance to major retailers, cafes, restaurants, hotels, an array of specialty shops and accommodation and it is less than 2km from the airport and CBD. The 3 storey brick constructed improvements, built in the early 1970's, consist of four 2-bedroom apartments, and five 1-bedroom apartments. All apartments remain on a single title (not strata titled) allowing full development capability with current development approvals along The Strand reaching up to 7 storeys. Collect a passive rental income with the current long term lease arrangements of more than \$150,000 pa gross or boost returns through short term lease offerings in an accommodation starved town, with currently less than 1% vacancy which is expected to reduce even further particularly with the influx of Military personnel imminent. Alternatively redevelop this 870 m² regular shaped parcel with its 20m frontage and capitalise on this prime piece of waterfront land with a new modern development. We are truly excited to be offering one of the last unit complexes on The Strand, which presents strong opportunities to both the astute investor operating long term tenancies or alternatively boost returns with short term leasing to the holiday makers and even corporate travelers. But also the progressive and forward thinking developer wanting to make their mark on Townsville's skyline and the picturesque Strand with high end residential living or a boutique luxury hotel with commercial ground floor offerings. For more information or to arrange an inspection, please contact exclusive marketing agents: James Pascoe Mobile 0411296070 Daniel Packer Mobile 0460779206 Janice Gallagher Mobile 0418778333