

# 108/1A Sporting Drive, Thuringowa Central, Qld 4817



## Apartment For Sale

Wednesday, 7 February 2024

108/1A Sporting Drive, Thuringowa Central, Qld 4817

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Mid \$200,000's

For the savvy investor looking to buy a cash-positive investment property with an affordable price tag, or the owner occupier looking for a central location close to the university, shopping and entertainment; this is one for you. Boasting gorgeous riverside views, modern interiors and a very generous rental yield, this property is sure to be a hit. Welcome to 108/1A Sporting Drive, Thuringowa Central 4817. The Property:- One generous bedroom with built in wardrobe- Modern bathroom featuring walk in shower and stone vanity- Well appointed kitchen with quality appliances and polished stone benches- High quality finishes throughout- Breezy open plan design with lots of natural light- Carpeted living space- Spacious balcony overlooking the river- Car space included- French style laundry

The Opportunity: This property is a lucrative opportunity for the savvy investor to purchase a cash-positive property thanks to the utilization of the unit in the holiday letting pool of the Jacana Apartments. This property generates approximately \$52,000 (gross) or \$30,000 (net) per annum in rental returns. Owner occupiers can also live in this property should they choose to terminate the holiday letting agreement in place.

The Location: Situated along the beautiful Ross River, this property is close to education, entertainment, dining and parkland:- 1 Minute to Riverway Lagoons- 4 Minutes to Canon Park for Dining & Reading Cinemas- 5 Minutes to Willows Shopping Centre- 9 Minutes to James Cook University & University Hospital- 10 Minutes to the Lavarack Barracks

Body Corporates: Approx \$5600 per annum. Rates: Approx \$3200 per annum. Lucrative opportunities like this don't come along every day. Get in quick before it's gone! For more information, reach out to Dylan on 0447 267 806. Interested parties should verify the accuracy and currency of the information and make their own independent inquiries as the agent cannot attest to the correctness of the information provided. Some file photographs in use may have been taken some time ago or modifications have been conducted at the property since the photography. Please rely on your own inspection and investigations to determine if this property is suitable for your requirements and information provided is general in nature. First National Townsville bears no liability for any loss sustained due to inaccuracy or omission.