

11 & 12/77 Tamarind Ave, Bogangar, NSW 2488

Studio For Sale

Wednesday, 29 May 2024

11 & 12/77 Tamarind Ave, Bogangar, NSW 2488

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 78 m2

Type: Studio



Wayne Moore
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\$545,000

Rare opportunity to own two separate units on one title, live in one and rent one, holiday rent one or both, or make them a dual key units (subject to owners corporation approval) and use both at the same time, with those type of multifile uses makes this a great personal and/or investment buying opportunity. These good condition studio units are situated in the popular Cabarita Lakeside Apartments, which is located within an easy 10 -15 minutes' walk to all that the beautiful beachside village of Cabarita Beach has to offer. Miles of golden sandy beaches, specialty shops, major shopping centre, surf club patrolled beach, doctors, restaurants, beachfront hotel, sports club, fantastic point and beach surfing breaks, beautiful Norrie's Headland and its magnificent Cove Beach, they all are just an easy stroll away from the unit. The Lakeside Apartment building has gone through modernising and refit over the past few years and now features manicured lawns and gardens, large pool & BBQ area, lifts to all floors, and on-site professional management. These units really do represent a great opportunity as an affordable retire home with side income, weekender, holiday rental, or just a good investment with the on-stie management quoting a permanent rental return of \$400 + a week. Do the sums, it all works out great whichever way you look at it. Features. Potential rental income \$42,650 Reasonable body corp levies \$2,225 per quarter. Modern studio 1st floor apartments. Great outlook from lounge and bancolny. Lift access to all floors Bamboo flooring Large private balcony Air-conditioning (Reverse Cycle) Permanent Rent return of \$400 + per week expected. Building includes lift access, swimming pool and undercover BBQ area. 5 minutes to the new state of the art base hospital. 10 minutes' walk to the beach and town and shopping centre. 20 minutes to Gold Coast International Airport 35 minutes to Byron Bay For more information or to arrange your own private inspection contact Wayne Moore on 0402 677401 Read less