

**12/5 Poinciana St, Nightcliff, NT 0810**



**Studio For Sale**

Thursday, 14 March 2024

12/5 Poinciana St, Nightcliff, NT 0810

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Studio**



Frank Schembri

## Awaiting Price Guide

Whether you're just dipping a toe in the investment market or you're compiling a portfolio of easily maintained properties, then this studio should definitely be on your list. Currently tenanted until July 2024 and located only a short walk to the Nightcliff pool and foreshore and the Aralia Street shops only one street away, this Studio represents a 8.7% gross return and a steady investment. Investments of this nature are sought after due to their minimalistic requirements and the demand for tenancy. There is one car space allocated and the studio itself is located on the first level, allowing for an easy walk up, also included are white goods. Whilst there's not much to say about this studio, the location, offering and return speak for themselves. Body Corporate Levies: \$825/qtr Body Corporate Manager: Castle Real estate