

**132/123 Sooning St 'Blue On Blue', Nelly Bay, Qld  
4819**



**Apartment For Sale**

Friday, 17 May 2024

132/123 Sooning St 'Blue On Blue', Nelly Bay, Qld 4819

**Bedrooms: 2**

**Bathrooms: 2**

**Area: 105 m2**

**Type: Apartment**



Alex Strens  
0429079429

**\$495,000**

The location couldn't be more convenient for exploring the island, just steps from the ferry terminal, yet with wonderful views over the marina to the Nelly Bay beach and across to the twinkling lights of Townsville in the evening. The 'Blue on Blue' complex has Peppers as onsite managers but you are free to do as you choose with your apartment - live in it, holiday let through Peppers or external agents or keep it as your private holiday home. The enormous lagoon pool is a huge drawcard making this a popular destination for holiday-makers as well as conferences, weddings etc. The great thing about dual key apartments is that the two rooms are completely independent so you can stay in one and continue to receive income from the other even while you're there. There are two rooms to the apartment - one side is a hotel room comprising bedroom with sofa, TV, tea & coffee making facilities, bathroom and balcony. The other side is larger and more suitable for longer stays as it also contains a kitchenette, dining table, washing machine and larger balcony. There's a great selection of cafes, restaurants, shops and facilities in easy walking distance as well as sunset sails and boat trips departing directly from the marina. Explore the island on foot, or grab a hire car or bus from the ferry terminal precinct right on your doorstep. Body corp fees approx \$12,270 p.a and council rates approx \$3470 p.a. including water. Contact Alex to arrange an inspection by appointment. This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary. Property Code: 1564