

144 Shoal Point Road, Shoal Point, Qld 4750



Sold Block Of Units

Monday, 27 May 2024

144 Shoal Point Road, Shoal Point, Qld 4750

Bedrooms: 3

Bathrooms: 3

Parkings: 3

Area: 721 m2

Type: Block Of Units



Trevor Camilleri

0413615333

\$620,000

Nestled just moments away from the pristine sands of Shoal Point beach, and conveniently close to shops, cafes, and esteemed schools, this sturdy triplex promises a savvy investment for discerning buyers. Boasting three well-appointed 1-bedroom units, this Besser block constructed property offers durability and reliability, ensuring long-term value for investors. Already boasting dependable long-term tenants, this property yields a gross yearly income of \$47,060.00, with potential for future rental escalations. Each unit has undergone recent renovations, presenting modern interiors for comfortable living. Featuring open-plan kitchen and living areas, bedrooms with built-in robes and ceiling fans, spacious bathrooms with separate toilets, and convenient carport parking and laundry facilities for each unit. Key Features: • Proximity to beach, shops, and schools • 3 x 1-bedroom units with built-in wardrobes • Fully air-conditioned with ceiling fans • Low-maintenance vinyl floors • Freshly painted interiors & exteriors • Private rear patios & undercover parking • Fully tenanted generating \$47,060.00 PA • Rates: \$3,588.70 ½ yearly • Insurance: \$1,316.04 PA • Regular maintenance and upgrades by seller • Generous 721sqm allotment • No body Corp fees (1 Title) • Flood-free location • Outstanding Investment opportunity Opportunities in such sought-after locations are rare, act now to secure this lucrative investment! For further details, contact Trevor Camilleri on 0413 615 333. Disclaimer: The Agent does not give any warranty as to errors or omissions, if any, in these particulars, the provided information from the Vendor can be deemed reliable but not accurate. Any persons interested in the property should conduct their own research.