

2/270-278 Sheridan Street, Cairns North, Qld 4870



Sold Unit

Wednesday, 23 August 2023

2/270-278 Sheridan Street, Cairns North, Qld 4870

Bedrooms: 1

Bathrooms: 1

Area: 53 m2

Type: Unit



David Hall
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Shaun Grant
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\$135,000

With a Nett Return of over 12% for FY ending June 2023. 1 Bed / 1 Bath - 53sqm This spacious, 1-bedroom, holiday let unit is fully furnished and self-contained. Ground floor with easy pool access, it is presently rented out through an on-site manager and is part of a small letting pool of 25 units in a 26 unit complex. Popular with family holiday makers and those seeking medium term accommodation, the complex recorded an excellent occupancy of 86% in 2022 and offers strong and growing owner returns. Features include:- Electric cooking with ample bench space and storage plus a full-sized refrigerator with freezer compartment, microwave, pantry, crockery, cutlery, pots, pans and cooking utensils- Fully-furnished, open plan living and dining with dining table, flat screen TV, sofa and coffee table- Good sized, carpeted bedroom with box air conditioning, a double and single bed and robes- Tiled living and dining with ceiling fans - Bathroom with step-in shower- Large resort style pool featuring tropical landscaping and a dedicated BBQ area- On-site facilities include free WiFi, guest laundry, tour desk, bicycle hire and vending machine - Secure parking for 8 carparks undercover, 5 carparks uncovered and ample off-street parking- Body corporate fees approximately \$5,052 per annum- Council rates approximately \$2,759 per annum- 12-month nett return above \$17,678 (approx.) as at 30/06/2023 - These properties are only suitable for holiday let and short-term rental (up to 3 months)- Owner use available up to 30 days per year Superb location only 200 metres from the Esplanade and within easy walking distance of Cairns CBD and Cairns Base Hospital. Five minutes to domestic and international airports and on a direct bus route to Cairns CBD and surrounding suburbs with great exposure on the main road into the city. Don't miss your chance to inspect, call David Hall on 0491 332 700 today.