

**212/89 Landsborough Avenue, Scarborough, Qld
4020**



Unit For Sale

Thursday, 18 January 2024

212/89 Landsborough Avenue, Scarborough, Qld 4020

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Trent Cattanach



Kylie Moore
0413872259

\$690,000+

Are you searching for a 2-bedroom apartment in the heart of Scarborough? If so, look no further than apartment 212 in the Scarborough Beach Resort! The apartment is being offered fully furnished (if required). The complex has been particularly appealing to those downsizing, and it's easy to see why given its excellent facilities and prime location. Currently, approximately 80% of the complex is owner-occupied, creating a welcoming and community-oriented environment. The floor plan is highly versatile, offering multiple living and investment options. You have the choice of using the apartment as a standard 2-bedroom configuration or as a dual key, providing flexibility for your needs. Here are the options available to you: 1. Enjoy the apartment as a standard 2-bedroom residence for comfortable living. 2. Live in the main 1-bedroom apartment and utilize the studio for short-term letting, generating additional income. 3. Rent out both the one-bedroom apartment and studio separately for either long or short-term rental opportunities, maximizing your investment potential. The complex comes with fantastic amenities, including a pool, sauna, spa, gym, and rooftop entertaining areas, providing an enjoyable lifestyle for residents. Onsite management is also available to assist with your investment decisions, making it convenient for property owners. Furthermore, the apartment's location in the heart of Scarborough village is truly exceptional. You'll find restaurants, cafes, medical facilities, miles of riding/walking paths, and public transportation all within a few meters of your doorstep. If you're interested in downsizing, investing, or simply seeking a comfortable unit with outstanding amenities and a central location, Apartment 212 in Scarborough is a must-see! Don't miss the opportunity to inspect this property and see for yourself the benefits it can offer you.

Key Financials (all approximate figures)
Rates - \$552 p/q
Water - \$338 p/q
Electricity - \$40 p/m
Body Corp - \$2,950 payable 3 times per year
in 2024 it is expected that the complex will be externally painted adding to the street appeal and waterproofing of the complex.