

**22/11 Clarence Street, Port Macquarie, NSW 2444**

**Laing+Simmons**

**Sold Unit**

Saturday, 19 August 2023

22/11 Clarence Street, Port Macquarie, NSW 2444

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Abby Koch

0488762600

## Contact agent

Rates \$2,100 pa | Strata \$4,655.47 pqlImagine owning a fully furnished two-bedroom dual key apartment in the heart of Port Macquarie's bustling town centre, a prime holiday destination. Welcome to 22/11 Clarence Street, an extraordinary investment opportunity awaiting savvy investors.

**Why Invest?+** **Prime Location, Maximum Returns:** Situated on the 4th floor of the boutique Macquarie Waters complex, this property is a magnet for vacationers. Enjoy consistent high occupancy rates, thanks to its proximity to local cafes, boutique shops, fine dining, and the pristine Town Beach.

**Experience maximum returns with minimal effort!+** **Dual Income Potential:** Designed for dual income, Units 407 and 408 include two bedrooms comprising of an ensuite master bedroom opening onto a water view balcony, well located guest bedroom, large bathroom with a spa bath, and adjoining hotel suite with its own bathroom and balcony - all fully-furnished to exquisite standards. Benefit from two streams of income, and let your property work for you!+

**Luxurious Living Spaces:** Revel in the modern interiors featuring an open-plan kitchen, dining, and living area that seamlessly extends to a private terrace. Bask in the natural light and panoramic views of the Hastings River and the ocean beyond. High-end finishes, including stone benchtops and modern appliances add to the allure.+

**Resort-Style Amenities:** Your investment comes complete with access to resort facilities, including a sparkling swimming pool, BBQ area, and a rooftop spa offering mesmerising day and night vistas. Secure covered parking adds to the convenience, ensuring your guests experience the epitome of comfort.+

**Holiday Accommodation Only:** This property is exclusively designed for holiday accommodation, making it a dedicated income-generating asset that caters to Port Macquarie's consistent holidaymakers. The owner's privilege of staying on-site is limited to a maximum of 90 days a year, subject to availability and holiday periods. +

**Great Rental Return:** Net an average of \$4,000 a month in rental income! Few properties in this price range can boast such a lucrative return on investment.+

**Exceptional Management:** Enjoy hassle-free ownership with top-notch in-house management, ensuring your property is meticulously maintained and yields a healthy net return. This hands-off investment opportunity allows you to reap the rewards without the stress. This isn't just a holiday unit; it's an exceptional investment opportunity that promises consistent returns. The strict limitations on owner usage ensure that your property remains income-driven, while the premium location and dual key design maximise your potential for returns. Secure this remarkable asset today and reap the rewards before someone else does. Contact us today to seize this golden opportunity!

**Disclaimer:** All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.