

27, 28 & 29/15-25 Skull Road, White Rock, Qld 4868



Block Of Units For Sale

Tuesday, 11 June 2024

27, 28 & 29/15-25 Skull Road, White Rock, Qld 4868

Bedrooms: 8

Bathrooms: 6

Parkings: 3

Area: 734 m2

Type: Block Of Units



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\$1.26 Million

Located within a contemporary and private, secure gated complex, this exclusive property listing presents an unparalleled investment opportunity. Comprising three adjacent vacant lots to be purchased together, with a total land size of 734m², you can be promised lucrative returns and substantial potential for growth once built into the proposed two and three-bedroom villas. To maintain the highest possible quality and standards within the complex, you will be required to build 3 separate villas on the blocks that are of a similar size and layout as the existing villas onsite. (Development Plans available - please enquire for more information). Consisting of 45 villas currently, your pod will bring the complex total to 48, with a shared pool. Once purchased, you can begin development on the land with an estimated completion time of 9-12 months. Builders quote and inclusions list available on request from Agent. Lots 27 and 29 - Proposed configuration: 3 Bedroom, 2 Bathroom Villa - Weekly Rental Potential: \$570 each Lot 28 - Proposed configuration: 2 Bedroom, 2 Bathroom Villa - Weekly Rental Potential: \$520 The combined proposed rental income from all three lots amounts to an impressive \$1,660 per week (projection based on April 2025). Body Corporate: Approx \$3,010 per villa, per annum Council Rates: Approx \$2,650 per villa, per annum Sale price for a 3 bedroom Villa - \$475,000 Sale price for a 3 bedroom Villa - 2 bedroom for \$425,000 Unfortunately due to having joining walls and one building, we have been advised not to sell each lot individually before being finished or a contract is in place to build all 3 villas. CitiEdge is a pet-friendly complex with a predominantly owner-occupied community and is the perfect investment in your property journey. Located just 7.4 km from the city centre of Cairns, all the main liveability and lifestyle qualities we seek in a home and suburb are right at your doorstep with amazing convenience. CitiEdge provides quick access to schools, shopping centres, hospital and medical support services, daycare, and sporting and recreational facilities. This offering requires the purchase of all three lots within the gated complex to capitalise on the full potential of this investment opportunity. Don't miss out on this exceptional chance to secure your future in one of the most promising investment destinations in Cairns.*Please note that the images and plans included in this property listing are digitally rendered and may not represent the final appearance or exact specifications of the property. They are for illustrative purposes only and are intended to provide a general idea of the design and layout. Actual finishes, fixtures, landscaping, and architectural details may vary. Potential buyers should verify all information and details directly with the seller or their agent.