

# 2c/8-10 Island Drive, Cannonvale, Qld 4802

## Unit For Sale

Saturday, 9 December 2023

2c/8-10 Island Drive, Cannonvale, Qld 4802

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 151 m2**

**Type: Unit**



Sarah Dean  
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**\$359,000**

Prime Location, Maximum Returns: Unlock the potential of this exceptional investment opportunity at Island Court! Strategically positioned directly across the road from the Whitsunday Shopping Centre and public transport, this 151m<sup>2</sup> unit boasts an unbeatable location. A mere 2-minute stroll to Cannonvale State School, the park, and just a short walk to the beach, this property promises not only convenience but also high rental returns. Spacious Living at Its Best: Step into a world of spaciousness with this generously sized unit featuring an extra-large living and dining area. The main living space is thoughtfully air-conditioned, ensuring comfort year-round. The main bedroom, complete with an en suite and ranch sliding doors leading to the patio, offers a touch of luxury. Two additional generously sized bedrooms provide ample space for residents or tenants. The kitchen boasts a convenient breakfast bar extending from the window bay to the dining area. Lock-Up Garage with Storage: Enjoy the convenience of your own lock-up garage underneath the unit, providing not just secure parking but also a dedicated storage and shelving area at the front end. Outdoor Bliss by the Pool: Step onto your large back porch, leading to a communal landscaped grassed area and the sparkling pool - a perfect retreat for relaxation. Low Body Corporate Fees, High Returns: This ideal investment opportunity is currently rented with great tenants in place. The super low Body Corporate fees at \$3,909.32 per year cover pool and grounds maintenance, along with building insurance, making this a solid gold investment opportunity. Numbers that Make Sense: With a solid rental income, low annual costs, and a location that tenants desire, this investment opportunity simply makes sense for the savvy investor. Units at Island Court are tightly held for very good reason. Don't Miss Out! Call Today for Your Opportunity to Arrange an Inspection. This is your chance to secure a prime investment property. Contact Sarah Dean - 0473 032 042 to discuss and schedule a private inspection. Seize the opportunity - this prime property investment awaits!