

**309/18 Coral Street, The Entrance, NSW 2261**

**nesuto**

**Serviced Apartment For Sale**

Tuesday, 7 May 2024

309/18 Coral Street, The Entrance, NSW 2261

**Bathrooms: 1**

**Parkings: 1**

**Type: Serviced Apartment**



George The Entrance  
0243348800



Janine Casserly  
0288378000

**\$235,000**

Be impressed by this well appointed, oversized serviced apartment available for sale at Nesuto, The Entrance, a haven for holiday makers & weekend escapes. The property is located in a prime position near local cafe's, restaurants, beaches and Marine Parade Boardwalk. The key investment features of this offering include:

- Fully furnished oversized studio apartment with bedroom off set from open plan living area
- Secure undercover car space
- Sheltered balcony with pleasant views
- Generous internal floor plan from 50m<sup>2</sup>
- Bathroom combined with laundry facilities
- Air conditioned
- Relaxed open plan kitchenette, lounge and dining layout
- Secure refurbished complex with concierge, lift access & swimming pool
- 3% contribution of gross rent to contribution to general repairs & maintenance, replacement of furniture, fittings and equipment
- 4 year lease with regular CPI & 3 yearly Market Review to 2028 + 10 year option to 2038
- Annual Rent Review with CPI increases in March 2025 & 2026 & a Market review in March 2024 & 2027
- Secure rental & solid returns

Estimate of Quarterly Outgoings \$ 303.66 Council Rates \$ 207.63 Water Rates \$ 661.85 Strata Levies

For further information, please contact George Falzon 4334-8800 or Janine Casserly 8837-8000

Disclaimer: The information presented has been gathered from sources we deem to be reliable. All interested parties should rely on their own enquiries in order to determine the accuracy of this information. Sample images provided of a similar unit in the building