

**35/22-24 Owen Street, Port Douglas, Qld 4877**

**PROPERTY SHOP**  
PORT DOUGLAS & MOSSMAN

**Sold Apartment**

Saturday, 2 December 2023

35/22-24 Owen Street, Port Douglas, Qld 4877

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 49 m2**

**Type: Apartment**



Ritsuko Dickinson

**\$264,500**

Price adjustment to \$269,000 and based on that, over 10% ROI ! (2022/2023) This is a Balinese style apartment at Hibiscus Garden Resort set amidst beautiful tropical gardens and exceptional resort facilities, located within the GOLDEN TRIANGLE of Port Douglas! Enjoy two heated swimming pools, with space to relax and a BBQ pavilion with comfortable seating. Located at the corner near Port Douglas' main street (ONLY about 150m to Macrossan Street), offering excellent restaurants and an exciting shopping experience of boutiques, plus the Marina is just around the corner! The apartment is positioned on the top-floor and located on the corner, which offers privacy. It is a well presented, modernised holiday apartment. Comprising one bedroom, a renovated shower room with separate toilet, open plan living with upgraded kitchenette, and a spacious covered deck. There is Wifi on-site, as well as self-service laundry facilities (coin operated) and undercover parking. This apartment is extremely popular with holiday makers and has been very successfully privately holiday-let by the owners. Currently there are future bookings of over \$11,500 (as of mid October 2023) on their booking sheets. If you want it to be managed by on-site management, their team can ensure a steady return on your investment throughout the year, and these future bookings will be transferred to the on-site management. Please call Ritsuko Dickinson to book your inspection and marvel at your chance of acquiring a slice of paradise, 0409 764 127 or email [ritsuko@propertyshopportdouglas.com](mailto:ritsuko@propertyshopportdouglas.com). \*\* This complex is zoned as holiday accommodation only, not for residential. FEATURES: Body corporate fee including electricity : \$9,045.92 p.a (1/3/23~29/2/24) Council Rates : 3,114.36 p.a. Water Rates : approx. \$430 p.a. 2022/2023 Gross Income \$ 42,455 p.a. (Most Feb 2023 was closed) = approx. 10.7% ROI Solar panels on the roof Size of unit : 49sqm Spacious balcony 2 pools both are heated (winter) Underground car parking (not on title)