

**45/11-17 Stanley Street, Townsville City, Qld 4810**



**Apartment For Sale**

Thursday, 30 May 2024

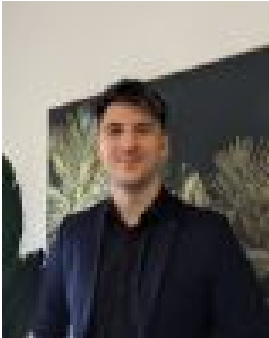
45/11-17 Stanley Street, Townsville City, Qld 4810

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



DYLAN DI FRANCESCO  
0459641033

## HIGH \$200,000's

Boasting unmatched river views and a premium city location, This apartment presents an ideal opportunity for savvy investors seeking a lucrative venture. With a fresh lease secured through to May 2025, yielding \$440 per week, it promises a generous rental income. Moreover, the potential for yearly increases aligns with Townsville's rapidly growing market, offering even greater returns over time.

Welcome to 45/11-17 Stanley Street, Townsville City.

**The Property:-** The master bedroom boasts ample space, dual built-in wardrobes, and an en suite complete with a shower-tub configuration.- Enjoy carefree cleaning with tiled living spaces and floorboards in the bedroom. This combination offers durability and easy maintenance in high-traffic areas, along with warmth and comfort in your personal spaces.- This well-appointed kitchen boasts an expansive island benchtop, high-quality appliances, and a sleek gas cooktop, providing both functionality and style for all your culinary needs.- Experience a refreshed ambiance with the recently repainted and restyled interior, showcasing modern aesthetics and a renewed sense of comfort throughout.- Enjoy year-round comfort with fully ducted air conditioning throughout the home.- Benefit from generous lockup storage equipped with shelving, providing ample space for organized and secure storage solutions.- Benefit from secure underground parking, offering safe and convenient vehicle storage with peace of mind.- Enjoy convenient shared amenities, including a tennis court, inground pool, and an elevator, enhancing your lifestyle with recreation, relaxation, and easy access.- Discover a dedicated study nook, providing a cozy and functional space for focused work or study within the comfort of your home.-

**The Opportunity:**The savvy investor will immediately reap the rewards of their purchase thanks to the fresh lease through to May 2025 at \$440/week for a gross annual yield of approx. 7.5%.

**The Location:**Situated on the riverfront of the beautiful Ross Creek, this stunning unit is just a short walk to the CBD, entertainment, dining, amenities and shopping.- 1 minute to the CBD- 1 minute to nearest Woolworths (2 minute walk)- 2 minutes to Palmer Street & dining precinct (5 minute walk)- 3 minutes to the Queensland Country Bank Stadium (7 minute walk)

Don't let this opportunity slip by. Reach out to Dylan on 0459 641 033 for more information. Interested parties should verify the accuracy and currency of the information and make their own independent inquiries as the agent cannot attest to the correctness of the information provided. Some file photographs in use may have been taken some time ago or modifications have been conducted at the property since the photography. Please rely on your own inspection and investigations to determine if this property is suitable for your requirements and information provided is general in nature. First National Townsville bears no liability for any loss sustained due to inaccuracy or omission.