

45 Kingsmill Street, Port Hedland, WA 6721



Block Of Units For Sale

Wednesday, 24 April 2024

45 Kingsmill Street, Port Hedland, WA 6721

Bedrooms: 15

Bathrooms: 15

Parkings: 158

Area: 1330 m2

Type: Block Of Units



Danielle Collins

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Price On Application

Welcome to the Oceanaire Luxury Apartments on Kingsmill Street! With the most STUNNING coastal/beach views of Port Hedland being experienced from any one of the NINE units in this block - it would be easy to justify that you WON'T find a more superior location and opportunity than this one!!!! With ONE absolute BEACH FRONT apartment block - offering NINE apartments in total - ALL with the most spectacular coastal views and a combination of 2x2 and 1x1 floor plans; perfect for investors chasing QUALITY beach front investments or ideal company accommodation for those who want to save \$600k a year in rent!!!! This really is a unique opportunity! For the investors out there - All NINE apartments are occupied and hold Corporate leases - in total all NINE apartments are yielding OVER \$11,500 PER WEEK / \$600,600 PER ANNUM!!!! The building quality is what sets these apartments above all others. Built to the highest standards, these apartments were constructed to last. Built insitu by Hutchinson Builders, this complex has been over engineered to withstand the toughest conditions mother nature can throw at it. This would also make a GREAT OPTION for companies wanting an accommodation solution for multiple employees in the best part of town! Properties Features include but not limited to; • NINE apartments in total - 3 stories high. SIX 2x2's and THREE 1x1's - ALL with unobstructed ocean views! • 2012 built by QUALITY builders! - 12 years old only! • Thick tilt panel external structure • Each apartment has high quality thick internal walls to reduce noise transfer between apartment, providing a quiet, private environment. • Located on the corner of Kingsmill and Darlot Street - at the top of the Cul-De-Sac - overlooking the STUNNING beaches and walkways Port Hedland has to offer • ALL NINE apartments are leased and yielding OVER \$11,550 per week combined - a breakdown of the individual leases available upon request • Quality build and workmanship went into these apartments - no money was spared with the fit out of these beautiful apartments! • 804m² block with 9 undercover car bays in total - an additional 578m² vacant block - commercial zoning and with separate title comes ADDITIONALLY with the apartments at no additional cost! 1,382m² in land to use!!! • NO Strata fees - however all NINE apartments DO HAVE their own separate titles and a 10th title for the commercially zoned land. So the ability to separately sell any or ALL of these apartments / land; in the future is already done for you!!! Hedland First National Strata can also assist with strata management in the future! Nine Apartments Floor Plan and Features - • 3 Levels - each level consists of two 2x2's on each end and a 1x1 in the middle. This is replicated on each level for all 9 apartments • All bedrooms are oversized and have BIR's! An ensuite for the 1x1's and one of the two bedrooms in the 2x2's have an ensuite • Large and open plan kitchen featuring stainless steel Miele appliances and high-end quality finishes; such as genuine stone top bench tops, down lights and cabinetry • Large open dining and living areas - all with ocean views • STUNNING modern and stylish bathroom with everything you need and could want • Stunning laundry with washer and dryer - ample storage solutions! • Neutral wall paint, quality travertine flooring, window treatments, down lights, ceiling fans and split system air conditioning throughout • MASSIVE balcony opens off the living area and showcases the STUNNING coast line of Port Hedland with FULL UNINTERRUPTED views of the ocean and beach. • MASSIVE balconies features feature panelling on the ceiling with feature down lights and quality floor tiles with a slim line safety fence to ensure no view is missed while everyone stays safe - ALL Nine apartments have BEACH FRONT balconies and the 6x 2x2's have a second balcony on the side of their apartments! • Each apartment has a single or tandem undercover car bay in the underground garage plus an additional storage cage • Each apartment serviced by elevator and stairwell VACANT LAND - • 578 of vacant commercially zoned land - located on the corner of Darlot and Kingsmill Street • Separate title - so you can sell off or build with ease! • For options of what can be built on this vacant block please refer to <https://www.wa.gov.au/government/publications/port-hedland-west-end-improvement-scheme-no1-0> • NO additional cost for this vacant block! It comes with the nine apartments! With the current owners looking to re-structure - this is an exciting opportunity for someone to move in and either use strictly as an investment - with a ROI of OVER 10% (\$603,200 per annum in rent); or move into one and enjoy the amazing views and let your neighbours pay off your mortgage for years to come! With ALL written REASONABLE offers being considered; A site visit is a MUST - Call Danielle Collins - 0412 385 783 now to discuss this very unique beach frontage opportunity! *** Full information; including rates, insurances etc are available on request - speak to Danielle for a more detailed information pack with a full suite of photos showcasing all nine apartments! *** HOME LOCATED IN WEST END of Port Hedland - zoning subject to recent zoning changes - buyers encouraged to head to Pilbara Development Commission for further information regarding the West End Buy Back Scheme and due-diligence - <https://www.pdc.wa.gov.au/fast-find/port-hed-land-voluntary-buy-back-scheme>