

507/2 Dibbs Street, South Townsville, Qld 4810



Sold Unit

Wednesday, 6 September 2023

507/2 Dibbs Street, South Townsville, Qld 4810

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 112 m2

Type: Unit



Natalia Moore

\$385,000

Fully furnished and nestled on the fifth floor of the Gateway on Palmer (The Oaks) complex, this two-bedroom unit offers panoramic views of Townsville CBD and the glistening Ross Creek. With the option to put this tax deductible unit into the short term rental pool on a long-term or ad-hoc basis, this unit is an exceptional investment. Ample natural light illuminates the open living spaces, complemented by high-quality finishes. The modern kitchen, adorned with stone countertops, stainless steel appliances, and glass splash-backs epitomises attention to detail. Highlights:- Master bedroom with walk-in robe, fitted wardrobes, ensuite and balcony.- Main balcony with views of the complex infinity pool, river and Townsville City- Air-conditioning with room-specific controls and ceiling fans- Main bathroom with combined shower and bath, neutral stone top vanities- Carpet in lounge and bedrooms, tiles in kitchen, balconies, and bathrooms- Unobstructed water and city vistas thanks to glass balustrades- Sunlit end unit, soundproof windows, and 12mm toughened glass- Reserved car park and secure enclosed storage room with roller door near lift Complex Facilities:- Convenient access to Palmer Street restaurants- Gym, Spa and hair salon in main foyer- 21m lap infinity pool with a city and river view- Round-the-clock front desk and onsite caretaker- Secure swipe access- Two basement car park levels For the Investor: This tax deductible and versatile complex gives you the option to put the unit into the short term rental pool or it can be privately occupied. The unit can go in and out of the pool with 30 days termination. You can occupy it for 6 months and have it in the pool for 6 months. Even occupy it a few days a month on an ad-hoc basis and save on hotel costs if you regularly travel to Townsville. It really is that versatile. The rental market value of the unit is adjustable. \$650-\$1000 per week potential rental return. Currently 95% peak month occupancy with adjusted YTD 86% year round occupancy. Annual Body Corporate Contribution (01/12/22-30/11/23): \$9986.28 Council Rates (01/07/23 - 31/12/23): \$1683.62 This unit is currently in the rental pool so please call to arrange a private inspection.