

**6/157-159 Stuart Drive, Wulguru, Qld 4811**



**Unit For Sale**

Saturday, 25 November 2023

6/157-159 Stuart Drive, Wulguru, Qld 4811

**Bedrooms: 2**

**Bathrooms: 2**

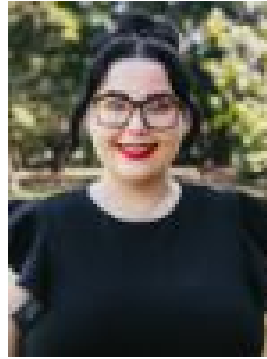
**Parkings: 1**

**Area: 133 m2**

**Type: Unit**



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## Offers Over \$299,000

Welcome to The Quadrant Apartments, Unit 6 / 157-159 Stuart Drive, Wulguru! This exceptional unit is currently on the market, presenting an excellent prospect for investors. Positioned in the heart of Stuart, this residence enjoys a prime location with convenient access to various amenities. Its close proximity to schools, shops, parks, and public transport ensures that convenience is readily available. The Townsville General Hospital, Lavarack Barracks, and James Cook University are just a short drive away, enhancing the appeal of this property. Upon entering, you'll discover a spacious and thoughtfully designed interior. The unit boasts a cosy living area, ideal for both relaxation and entertainment. The kitchen is well-appointed with modern appliances and ample storage, streamlining meal preparation. Featuring two generous bedrooms, each equipped with built-in wardrobes, this unit offers ample storage solutions. The master bedroom comes with an ensuite for added convenience, complemented by a second bathroom. A notable highlight of this property is the balcony, providing a serene escape to enjoy the fresh air. Whether it's morning coffees or evening gatherings with friends and family, this space is perfect. Additionally, a sizable storage room is included. The nearby pool area, complete with a covered BBQ space, adds to the recreational options, offering both relaxation and exercise opportunities. Team Waugh at Ray White Townsville are proud to present unit 6/157-159 Stuart Drive, located in Wulguru, QLD, 4811.

**Your Property:**

- Spacious open-plan living and dining area with access to the balcony;
- Contemporary kitchen featuring generous storage, equipped with a dishwasher;
- Master bedroom with direct balcony access, built-in wardrobes, and a private ensuite;
- Second bedroom complete with a built-in wardrobe;
- Internal Laundry room with expansive storage cupboards;
- Dedicated parking space, plus visitor parking available;
- Expansive private balcony;
- Large exclusive storage unit;
- Access to communal in-ground swimming pool and barbecue areas;
- Fully air-conditioned for comfort;
- Currently leased with 12 month tenancy in place.

**The Location:**

- Conveniently located near Fairfield Waters Shopping Centre;
- Proximity to Bunnings Warehouse and various specialty stores;
- Central location to Cluden Racecourse and stables;
- Within walking distance to public transport links;
- Easy access on foot to sports fields and playground;
- Quick and easy access to the motorway in both directions;
- Just down the road from the Stuart Hotel - perfect for a great meal or relaxing drink;
- Close to both junior and senior schooling options.

**The Investment Potential:**

- Currently tenanted at \$420 per week until 18th November 2024;
- Low body Corporate fees;
- A large potential gross yield of 7.3% due to huge demand for rentals in the area due to the properties location and features;
- Rental Appraisal of \$400 - \$450 per week;
- This area is continuing to grow due to its affordability and investment potential - making it an ideal addition to your property portfolio;
- Currently the Townsville Region is experiencing a high demand for rental properties, with Ray White Townsville maintaining approx. 0.1% vacancy rate, lower than the region's average of .70%.

This is the perfect opportunity to own an investment property in the highly sought-after suburb of Wulguru. If you're in search of a strategic investment, Unit 6/155-157 Stuart Drive, Wulguru is certain to leave a lasting impression. Contact Ben Waugh 0487 730 456 or Monet Griffin 0403 307 623 today to schedule a private inspection and seize the opportunity to secure this fantastic investment.\* Disclaimer: Ray White Townsville has prepared this information using every endeavour to ensure that the information given is true and accurate but accepts no responsibility or liability in respect of any errors, omissions or inaccuracies that may occur. All prospective purchasers should endeavour to make their own enquiries to verify the accuracy of the information provided. \*