

7/3 Deloraine Close, Cannonvale, Qld 4802

Apartment For Sale

Wednesday, 17 January 2024

TEAMNEUMANN
PROPERTY

7/3 Deloraine Close, Cannonvale, Qld 4802

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 91 m2

Type: Apartment



Bailey Neumann



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Offers Over \$249,000

Welcome to the epitome of contemporary living at 7/3 Deloraine Close, a stunning unit nestled within the prestigious Delor Vue Apartments in Cannonvale, QLD. This exclusive residence offers a perfect blend of modern design and convenient living, with the added luxury of private access to one of the two pools within the complex.

Key Features:

- Step into a world of comfort and sophistication with the following features:**
- 2 Bedrooms, 2 Bathrooms:** This well-designed unit boasts two spacious bedrooms and two modern bathrooms, ensuring ultimate comfort and privacy for residents.
- Open Kitchen and Living Area:** Experience the seamless flow of living spaces with an open kitchen design, ideal for entertaining and creating lasting memories.
- Internal Laundry:** Perfect convenience for easy access and effortless washing.
- Spa on Alfresco Patio:** Unwind in style with your own private spa on the alfresco patio, creating a serene retreat for relaxation after a long day.
- Exclusive Pool Access:** Revel in the luxury of private access to one of the two pools within the Delor Vue complex, enhancing your leisure and recreation options.
- Most Private Area of the Complex:** This unit is strategically located in the most private area of the complex, providing tranquility and seclusion. The poolside location is perfect for entertaining and enjoying hot summer days.
- Master Ensuite with Double Vanities and Double Shower:** Indulge in the opulence of the master ensuite, featuring double vanities and a double shower for a spa-like experience.
- Main Bathroom with Double Shower:** The main bathroom also boasts a double shower, adding a touch of luxury to everyday living.
- Air Conditioning:** Stay comfortable year-round with air conditioning in the main living area and both bedrooms.
- Furnished Option:** The apartment can be sold with furniture, offering a turnkey solution for a seamless move-in experience.
- Designated Onsite Car Parking and Storage Unit:** The property includes a storage unit space, pictured perfect for bikes, kayaks, camping, fishing equipment, etc.

Property Details and Important information including BODY CORPORATE FEE'S (ADMIN, SINKING & INSURANCE FUNDS) and Rental History and Current Rental Appraisal :

Address: 7/3 Deloraine Close, Cannonvale, QLD 4802
Property Type: Unit
Development Zone: Residential
Property Name: Delor Vue Apartments
Year Built: 2009
Body Corp fee's for this current Quarter (more details can be supplied via enquiry) Including Admin, Sinking and Insurance Fund for the period 1/12/2023 - 29/02/2024:
Admin Fund: \$1404.04
Sinking Fund: \$693.04
Insurance Fund: \$255.99
Total of \$2353.43 and if paid before the due date, a 20% discount is offered, making the Total fee's \$1882.74 for the Quarter. These fund contributions have variations quarter to quarter. Please reach out to Team Neumann for more information.

THE PROPERTY IS CURRENTLY VACANT WITH NO TENANT

Previous Rental History: The property previously had a tenant in place at \$480 per week, providing the owner with an impressive 11% ROI. While the property is currently vacant, it presents a lucrative investment opportunity.

Current Rental Appraisal : The Current rental Appraisal range is \$449-\$559 Per Week (\$449 being low confidence, \$504 being medium confidence and \$559 being high confidence) with it showing high confidence to the upper amount of the scale, the estimated rental yield would be at 9.2% at \$504 Per Week at the middle range of the overall appraisal.

Location Highlights: Situated within a 5-minute walk to Whitsunday Shops, this property ensures convenient access to shopping, dining, and everyday amenities. The Delor Vue complex offers a serene environment, and major highways nearby make commuting a breeze.

Price and Contact Information: This modern haven is attractively priced at Offers Over \$249,000. For more information or to schedule a private viewing, please contact Bailey Neumann at Team Neumann Property: Bailey Neumann: ☎ 0417 972 596 Email: ✉ sales@teamneumannproperty.com

Conclusion: Seize the opportunity to own a piece of luxury living in the heart of Cannonvale. 7/3 Deloraine Close at Delor Vue Apartments is not just a home; it's a lifestyle. Contact Bailey Neumann today to schedule a viewing and experience the comfort, style, and exclusive amenities that await you in this grand residence.