

# 30/59 The Strand, North Ward, Qld 4810



## Apartment For Sale

Thursday, 4 July 2024

30/59 The Strand, North Ward, Qld 4810

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Dylan Weiske  
0447267806

**\$280,000**

For the owner who wants a small slice of paradise of their own; this one is for you. Experience luxury living with a generous floorplan that is easily maintained, and views to the water and magnetic island to enjoy sunrises and sunsets every day of the week. Welcome to 30/59-61 The Strand. The Property:- 1 Oversized bedroom with built in wardrobe- Large, modern bathroom featuring a shower over tub- Spacious living and dining area with quality appliances- Tiled living spaces for carefree cleaning- Spacious outdoor balcony overlooking the pool with views of the strand- Split system air-conditioning throughout- Corner unit with plenty of natural light- Secure undercover parking- On-site, resort-style pool & BBQ area- Lift access available The Location: Situated just 30 seconds from eateries, pubs, and of the course the beautiful esplanade - this unit is in the perfect position for owner-occupiers who want to experience the sea breeze daily.- 30 Second Walk to The Beach- 30 Second Walk to Gregory Street for Cafes and Dining- 2 Minutes to Coles- 4 Minutes to the CBD- 5 Minutes to The Ville Resort & Casino- 8 Minutes to Queensland Country Bank Stadium The Opportunity: This property is currently on a periodic lease returning \$320 per week. Interested investors can expect an approximate rental return of \$400 to \$420 per week, based on similar properties in the area. Owner occupiers can obtain vacant possession of the property with a settlement of 60 days or more. The property can be utilized as both long term accommodation, and short term accommodation. Body Corporates approx. \$9100 per annum (when paid on time). Council Rates approx \$3000 per annum including water