

**9/35 Louie Piccone Way, Edmonton, QLD, 4869**

**Apartment For Sale**

Wednesday, 14 August 2024



9/35 Louie Piccone Way, Edmonton, QLD, 4869

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Alesha Wilson

## Excellent Investment Opportunity Tenanted Studio Apartment

Discover this unique investment opportunity with this affordable partly furnished studio apartment located in the secure Cairns Gateway Lodge. At just \$93,000, it is priced to sell and is an ideal addition to any portfolio with a long term tenant, it really can be a 'set and forget' stream of income.

Situated in a gated complex, this apartment provides a hassle-free living experience. The complex offers excellent privacy and security, enhanced by the installation of electronic security gates.

### Key Features:

Partly Furnished Studio Apartment

Ground Level Unit: Easy access without the hassle of stairs

Open Plan Living: Open layout with a separate bedroom and bathroom

In-Ground Pool and Laundry Area: Enjoy resort-style amenities within the complex

Parking at Your Door: Convenience at its best

12-Month Lease: Currently leased at \$220 per week, providing immediate rental income

Current lease ends: November 2024

### Location Highlights:

Close to Amenities: Just a short stroll to IGA Piccone's Shopping Centre, pubs, local shops, hotels and doctors

Tropical Resort-Style Living: Enjoy the pool and relaxed atmosphere of this 100% residential development (not holiday let)

### Financial Details:

Low Body Corporate Fees: \$3,183.25 per year

Council Rates: Approximately \$2,900 per year

This exceptional investment won't last long at this price. Be quick to secure this gem that promises a solid return on investment.

For more details or to arrange a viewing, please contact Alesha today on 0409 055 236.