

# ID:21130545/523-541 Sturt Street, Townsville City, Qld 4810



## Apartment For Sale

Wednesday, 10 April 2024

ID:21130545/523-541 Sturt Street, Townsville City, Qld 4810

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 137 m2

Type: Apartment



Stanley Van Der Merwe  
0400122393

## High \$300s

Experience urban tranquility at , your oasis in the heart of Townsville's CBD. This relaxing retreat is just a stone's throw from the city's vibrant entertainment options, including cinemas, restaurant dining, essential medical facilities, educational institutions, and shopping destinations. Apartment Highlights: • Experience the expansive feel of high ceilings paired with a design that promotes natural airflow. • Enjoy the ease of transitioning from the comfort of your main bedroom and lounge to the serenity of your private balcony through glass sliding doors. • Benefit from the luxury of air conditioning throughout the entire unit, ensuring your comfort regardless of the season. • Two carpeted, queen-size bedrooms, one complete with an ensuite for the master and a conveniently located second bathroom. • A separate laundry area provides ample space for additional storage, optimising your living space. • Views overlooking the communal swimming pool, Queensland Country Bank Stadium and out towards Mt Stuart. • Convenient Parking: Includes one allocated carpark and additional basement storage. Complex Amenities: • Dive into not one, but two swimming pools, complemented by a gym, BBQ area, and outdoor settings, all set against the backdrop of a tranquil reflective pool. • Feel secure in a complex safeguarded by CCTV, an intercom system, and keypad entry. • Enjoy the convenience of secure underground parking with direct elevator access from the carpark to your unit. • Rest assured with a dedicated onsite management team, ensuring your peace of mind when it comes to security and maintenance. Prime Location: • The complex's prime location offers easy access to essential amenities, including schools, public transport, financial institutions, postal services, and exquisite dining options. • For those who seek an active lifestyle, Castle Hill's walking tracks are readily accessible, as well as a scenic river track to the south. The Strand's beachfront promenade is a mere 2km away, perfect for leisurely strolls or morning jogs. Investment Opportunity: • The unit is currently leased until December 3rd, fetching \$520 per week, reflecting the high demand for rental properties in the area. • With a rental appraisal of \$550 per week, these sought-after two-bedroom units present a lucrative opportunity for investors. • For further details on body corporate fees and rates (approximately \$7300 per annum, this includes insurance), please contact the agent. Professional Property Management: • The property is under the expert care of one of Townsville's premier property management teams, who also serve as the onsite managers, ensuring that your investment is effectively managed and maintained. For a viewing or more information, please reach out to the agent and take the first step towards securing your slice of paradise at . (Listing ID: 21130545 )