

# ID:21132259/523-541 Flinders Street, Townsville City, Qld 4810



## Apartment For Sale

Friday, 3 May 2024

ID:21132259/523-541 Flinders Street, Townsville City, Qld 4810

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 170 m2

Type: Apartment



Stanley Van Der Merwe  
0400122393

## Offers taken high \$400s to \$500s

This complex is located on Flinders and Sturt Street, the perfect place to experience urban tranquillity in Townsville's CBD. This unit complex offers a range of amenities and facilities to ensure comfortable and enjoyable living. Our location is perfect for those who enjoy entertainment and dining. We are just a short walk from several cinemas and restaurants. We are conveniently located near essential medical facilities for those requiring medical attention and within easy reach of top-tier educational institutions, making it an ideal choice for students looking for a comfortable and quiet place to study. Additionally, we are located near several shopping destinations. Come home and relax while the onsite managers and body corporate take care of all outdoor work. The complex's fees are the most affordable in Townsville, saving you valuable time and money. This unit is currently tenanted for \$625 per week. The agreement is until the 2nd of February 2025.

**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 balcony through elegant glass sliding doors.
- Benefit from the luxury of air conditioning throughout the unit, ensuring comfort regardless of the season.
- Three carpeted bedrooms, one complete with an ensuite for the master and a conveniently located second bathroom.
- A European laundry neatly hidden behind doors.
- Top floor living ensures no sounds coming from above your unit.
- Views overlooking the Castle Hill
- Convenient parking includes two allocated car parks 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 regarding security and maintenance.
- Access the basement carpark by using your mobile phone to open the gate.

**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 strolls or morning jogs.

**Investment Opportunity:**

- **Current Tenancy:** The unit is currently leased until February 2nd, fetching \$625 per week, reflecting the high demand for rental properties in the area.
- **Projected Returns:** With a rental appraisal of \$625 per week, the gross yield is \$32,500 annually.
- Please get in touch with the agent for further details on body corporate fees and rates (approximately \$7,433.09 per annum, including insurance).

**Professional Property Management:**

- **Expert Care:** The property is under the stewardship of one of Townsville's premier property management teams, which also serve as the on-site managers. They ensure that your investment is effectively managed and maintained.

Whether you want to move in or invest, schedule a viewing, or request more information, please get in touch with the agent and take the first step towards securing your slice of paradise at .

**Disclaimer:** The photographs featured in this real estate advertisement have been virtually altered for illustrative purposes only. While every effort has been made to accurately represent the property and its features, the alterations may not reflect its actual condition. The purpose of the virtual alterations is to provide a general idea of the property's potential. It should not be relied upon as a precise representation of the property's condition or features. Interested parties are advised to conduct their inspections and seek professional advice before making any decisions based on the information provided in this advertisement. The real estate agent and seller are not liable for any inaccuracies or errors in the virtual alterations or any other information presented in this advertisement. (Listing ID: 21132259)