

Unit 21/10-14 Poinciana Bvd, Cardwell, Qld 4849



Unit For Sale

Thursday, 11 April 2024

Unit 21/10-14 Poinciana Bvd, Cardwell, Qld 4849

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Unit



Tamara Rolls
0740668700

\$425,000

Hinchinbrook Real Estate introducing 21/10-14 Poinciana Blvd, Cardwell to the market. Property features: - Ground floor apartment - Three (3) bedroom all complete with built in wardrobes - Two (2) bathroom, one of which is the ensuite to the main bedroom - Fully self-contained with European styled kitchen - Full size kitchen including electric cook top, wall oven and dishwasher - Master has direct access to the fully fenced courtyard - Open planned layout, 104m² - Ducted air conditioning and ceilings fans throughout - Fully fenced courtyard with small patio off living area - One undercover carpark on title - Apartment being sold fully Furnished

Complex features: - 'Inspiration' is three-storey resort style complex of 26 apartments - Tropical garden pool area - Barbecue facilities (exclusive use for residence only) - Lift within the building - Minutes to all major amenities: IGA, Primary School, local Medical Practice

Facts & Figures: - No letting restrictions (diversify your investment opportunities with Airbnb etc) - Council rates - \$2,001.80 half yearly (approx..) - Body corporate levies - \$6,494.46 per annum (approx..) Rental: - This property is currently rented at \$380.00 per week on a six (6) month lease - current lease expires on 03/07/2024. Please note we are required to give the tenant a minimum 24 hours' notice to gain access to the premises.

Disclosure regarding Spa: This apartment offers a private spa located in the courtyard. Please note that it has been reported that the spa leaks. We have had the spa assessed by a professional contractor and have obtained quotes to repair or fill spa. This matter can be discussed and negotiated with prospective buyers.

Cardwell, the southern gateway to the Cassowary Coast Region is nestled between Cairns and Townsville, is protected from the Coral Sea by both Hinchinbrook Island and Hinchinbrook Channel, and is well known for its glorious beaches, fishing, waterfalls, bike tracks and much, much more! Make your move TODAY to secure to an enviable lifestyle or investment opportunity near the beach. Contact Hinchinbrook Real Estate to arrange a private inspection today 07 4066 8700 Property Code: 1110