

# 439 & 440/3 Hilton Terrace, Tewantin, QLD, 4565



## Unit For Sale

Wednesday, 14 August 2024

439 & 440/3 Hilton Terrace, Tewantin, QLD, 4565

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



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## MULTI USE OPTIONS - UNITS WITH DUAL KEY

Both the 1-bedroom unit upstairs and the Studio downstairs have recently been totally refurbished, all sparkling new. Painted throughout, floating timber floorboards, they look so good and very practical for our warm weather, bathrooms have been renovated, (new shower screens, vanities etc.), new fittings and fixtures, the bedroom up stairs has air conditioning and also in the living area plus the Studio has air conditioning. Kitchen & kitchenette have new bench tops, herringbone tile splashbacks, very modern.

The units are both being Sold fully furnished, with the upstairs unit having a quality leather lounge that opens out to a double bed with a very comfy mattress on it and the main bedroom a King size bed. So, you can sleep 4 upstairs which is ideal if you ever want to put this in the holiday letting pool.

The 1 bedroom unit upstairs and the Studio downstairs are both currently rented out on a permanent basis, bringing in a good monthly return of approx. \$3,200.00.

The various options you have as they are dual keyed is because of how the units are designed, as per the following:-

Downstairs - Air-conditioned fully furnished Studio apartment recently refurbished, looks fresh and bright, ensuite & North/West facing deck overlooking the pools.

Upstairs - Air-conditioned fully furnished 1 bedroom apartment recently refurbished with full kitchen, separate bedroom, deck off the living overlooking the pools and a deck off the main bedroom, cover car park directly in front of the unit.

Downstairs is the separate shared laundry for these 2 units.

Options:-

Have the onsite Managers put them in their Holiday Letting's and you get an income on both units rented out separately at the same time. Book in your own FREE holidays, use both units, or stay in one & other rent out.

You can also have a permanent tenant on a long-term Lease upstairs, and you can use downstairs as a holiday let & your stay's.

The property is Freehold, so you do have the option of living upstairs in your property & renting downstairs out or keep both units for your own use. Only restrictions are, is that you abide by the By-Laws of the Complex.

If you are looking for a unique opportunity to invest/live in, these units are ideal. Noosa Lakes Resort is in a prime position with easy access to Noosa River & Noosa/Tewantin Marina just across the road and Lake Doonella bordering Noosa Lakes Resort complex. You can access Lake Doonella with your Kayak within the complex and then take a leisurely paddle on the Noosa River up to Noosaville, or a little further on to Noosa Spit.

Noosa Lakes Resort offers 3 large pools (1 heated), and one of these is a shallow pool for the kids, poolside side bbq area, tropical gardens & walkways, kayak & bike hire. The complex also offers guests overlooking the Noosa River, a very popular Vietnamese Restaurant (so popular you need to book ahead), Noosa Surfboard Museum, IRC Gym & Recovery Centre, make the most of the facilities and local famous icons.

Tewantin Village is a short stroll over the bridge to all the amenities you need, cafes, restaurants, boutiques, homeware shops, supermarket, fresh fruit & vegie market, Noosa/Tewantin RSL, chemists, news agency. Bus stop is just across the road from the entry of Noosa Lakes Resort if you want to go further afield to Noosa Heads/Noosa Main Beach or catch the ferry at the Marina that takes you to Hastings Street, with various stops along the way.

This property ticks all your boxes for that property you have always dreamed of having, free holidays, rental income, on the glorious Sunshine Coast.