

Unit 9/20-24 Poinciana Bvd, Cardwell, Qld 4849



Unit For Sale

Wednesday, 10 July 2024

Unit 9/20-24 Poinciana Bvd, Cardwell, Qld 4849

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Tamara Rolls
0740668700

\$239,000

Discovered in the serene coastal town of Cardwell, Queensland, the delightful apartment at 9/20-24 Poinciana Boulevard presents a prime investment opportunity that should not be overlooked. This well-appointed one-bedroom ground-level apartment offers a unique blend of comfort, style, and convenience, fully furnished and ready to continue generating income with a secure tenancy in place. With a spacious bedroom featuring a built-in wardrobe, air conditioning, and a ceiling fan, residents are assured of a comfortable and restful retreat. The property benefits from air conditioning and ceiling fans throughout, ensuring a cool and pleasant environment year-round. The bedroom's plush carpeting adds a touch of luxury, while the rest of the apartment boasts practical and stylish tiled flooring. The open plan kitchen and living area serve as the heart of the home, seamlessly flowing onto a private balcony where one can enjoy the tranquil surroundings. The modern kitchen is equipped with a dishwasher, refrigerator, electric cooktop, and wall oven, perfect for home-cooked meals or entertaining guests. Securing your vehicle is a breeze with a garage complete with a remote, adding an extra layer of convenience to this attractive package. The apartment is currently tenanted, with a six-month lease at \$300.00 per week, providing an immediate return on investment with the tenancy ending on 23/10/2024. As the property is currently tenanted a minimum of 24 hours notice is required to inspect the property. Facts & Figures: - Appraised to achieve \$300- \$320 per week - No letting restrictions - Council rates - \$2,001.80 half yearly (approx.) - Body corporate levies - \$5,842.34 per annum (approx.) Don't miss out on this exceptional opportunity to invest in a slice of Cardwell's laid-back lifestyle, where natural beauty and modern living coalesce. Contact us today to arrange a viewing and take the first step towards owning this captivating property. Property Code: 1131