

33 A & B/151-152 Esplanade, Woodgate, Qld 4660



Villa For Sale

Thursday, 11 July 2024

33 A & B/151-152 Esplanade, Woodgate, Qld 4660

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 177 m2

Type: Villa



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O/A \$499,000

If you are looking for a sensational investment opportunity, look no further than Villas 33A & 33B in Woodgate Beach Houses. This is an opportunity to purchase NOT ONE BUT TWO lots of: 1 bedroom 1 bathroom 1 car accommodation villas in the one complex... These two deluxe studios are on one title and are highly sought after as they offer the potential of a whopping TWO sets of potential income streams, ideally set up for positive gearing in your investment portfolio. Positioned centrally in the popular Woodgate Beach Houses resort, the property provides a positive cash flow and reflects a return of approx 7% (plus depreciation) after all management costs. Whether you are thinking of buying in your self managed super fund OR just wanting a 'set and forget style investment' this could be the ideal investment for you! The complex offers on site managers who can take care of everything for you, and the villas are fully furnished for your convenience. They are nestled next door to one another in the quiet section of the Woodgate Beach House Resort Complex. Offering a Resort Style feeling, the complex offers beautiful surroundings including covered BBQ and entertaining areas, Resort Pool, soon to be BAR/ CAFE on site and is only a short 100m walk across the road to beautiful Woodgate Beach. If you are looking for a beachside high yielding property, look no further. Property Features:- Double Studio beach house style layout on one title- Approx 6 years old (Built in 2019)- Stone bench tops and fully air conditioned- Dual street frontage- Two bedrooms- Two bathrooms- Two separate living areas- Separate entrances and two private verandas- Dual street frontage- Two separate carport areas with dual access- Total site area approx. 200sqm Each studio is fully furnished for continued fully managed holiday letting and forward bookings RENTAL RETURNS: APPROX \$50,000 PER ANNUM AFTER ALL EXPENSES RATES: APPROX \$1,300 PER HALF YEAR BODY COROP: \$1,000 PER QTR Call now and make an offer or book your private inspection with Exclusive Marketing Agent Dale O'Brien on 0422 038 391 or Sales Associate Demi-Lee Roebuck on 0418 375 625. *Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurements are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified.*