



# FOR SALE

## 2 BEDROOM DUAL KEY NEXT TO HOSPITAL- ROI 6.7% NET APROX PA

This immaculate 3rd floor apartment offers the ideal esplanade lifestyle. Flexible living options, utilise as a large 1 bedroom, or split into a separate studio and 1 bedroom. Live in one side and rent out the other. Currently being utilised by the owners as a 1 bedroom.

A perfect tropical unit that can be owner occupied, or rented on a permanent or holiday/AirBnB basis. A great low maintenance, lock and go home if you are looking for flexibility to escape to this picture-perfect tropical paradise. Enjoying balconies from each living domain with aspects of the mountains in the West.

This furnished/self contained apartment offers a large bedroom with built in wardrobe and ensuite, open plan kitchen/living with balcony and separate lounge. The main bathroom includes integrated laundry with front loader washer/dryer option. Complete with aircons and fans throughout.

The complex features; elevator, undercover gated carpark, restaurant/bar/café, lap pool, two tennis courts and gym all set within a lush tropical surround. This home offers a lifestyle opportunity hard to match encompassing all the vibrancy of esplanade living. Conveniently located within easy walking distance to a vast array of cafes, restaurants, shops and facilities.

Rental appraisal:  
Studio \$250-\$280  
1 Bedroom \$300-\$320 per week

Body Corporate Fees \$8,900 aprox pa  
Council Rates \$2,500 aprox pa

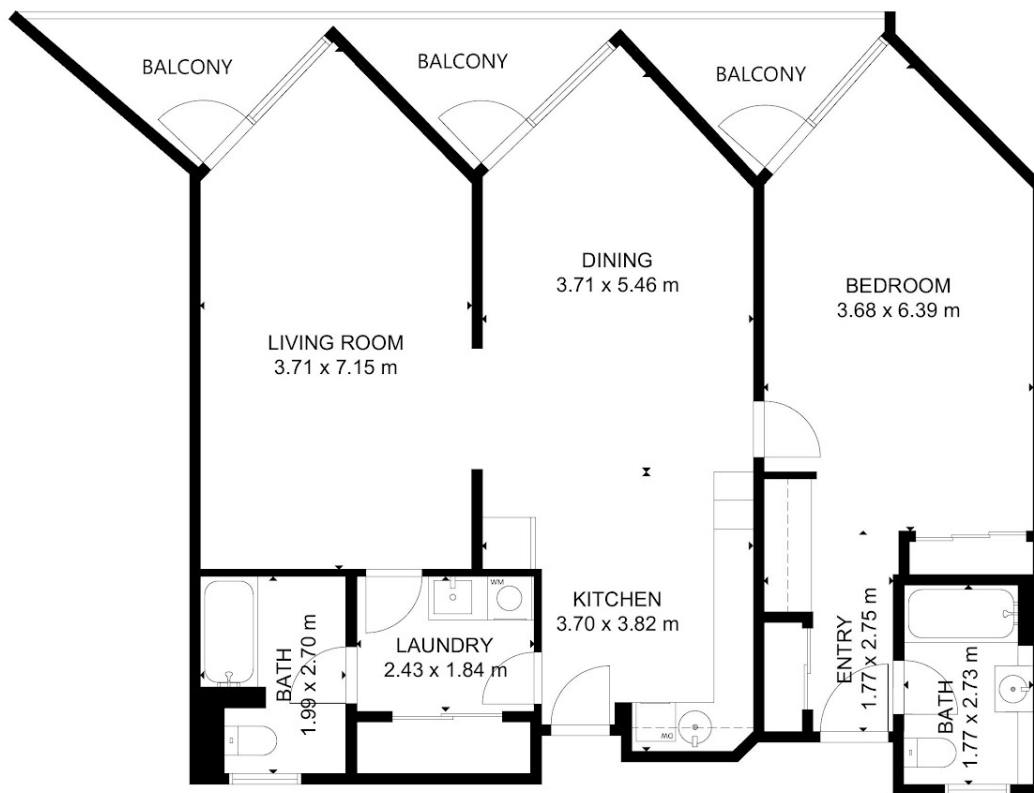
2 BED | 2 BATH | 2 CAR

PRICE:  
Offers Over \$295,000

OPEN FOR INSPECTION:  
N/A



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FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 100 m<sup>2</sup>  
FLOOR 1: 100 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Zoe Wicks | **@realty**  
Real Estate

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.