



**SOLD**

## ATTENTION SMSF PURCHASERS, SEEKING A CASH FLOW POSITIVE INVESTMENT OPPORTUNITY?

Perfect for SMSF purchasers and astute home occupiers alike, this property promises future returns and capital growth. Whether you choose to reside in it or rent it out, the possibilities are endless.

Location is paramount, and this unit scores a perfect 100 out of 100. Nestled just one street back from the Esplanade, it offers uninterrupted sea views from its private balcony. Situated in the inner city, virtually everything is within walking distance – supermarkets, restaurants, and public transport are mere steps away.

Positioned on the 11th floor one floor under top, the breath taking vista is unparalleled. Fully furnished and equipped, this unit caters to holiday letting arrangements or long-term tenancies with ease.

Located within the prestigious H2O building, accessible via Smith Street or Briggs Street for tenants and owner-occupiers, convenience is key. Enjoy the added amenities including a licensed restaurant by the poolside, a gym, and secure undercover parking for one vehicle.

1 BED | 1 BATH | 1 CAR

PRICE:  
\$318,000

OPEN FOR INSPECTION:  
N/A



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