

11 & 12/77 TAMARIND AVE BOGANGAR



## FOR SALE

### WHAT AN OPPORTUNITY. NOT OFTEN SEEN AROUND CABARITA BEACH.

The owners have reduced the price on the property by \$10,000 and have instructed us to advise any potential buyer that they are even still negotiable on this price, that really does make this great buying. This is really a rare opportunity to own two separate units on one title, rent both out or live in one and use the other one as a permanently/ holiday rental, or make them a dual key units (subject to owners corporation approval) and use both at the same time, with those type of multiple uses makes this a great personal and/or investment buying opportunity. These good condition studio units are situated in the popular Cabarita Lakeside Apartments, which is located within an easy 10 -15 minutes' walk to all that the beautiful beachside village of Cabarita Beach has to offer. Miles of golden sandy beaches, specialty shops, major shopping centre, surf club patrolled beach, doctors, restaurants, beachfront hotel, sports club, fantastic point and beach surfing breaks, beautiful Norrie's Headland and its magnificent Cove Beach, they all are just an easy stroll away from the unit. The Lakeside Apartment building has gone through modernising and refit over the past few years and now features manicured lawns and gardens, large pool & BBQ area, lifts to all floors, and on-site professional management. These units really do represent a great opportunity as an affordable retirement home with side income, weekender, or just a good investment with the on-site management quoting a permanent rental return of \$400 + a week each unit.. Do the sums, it all works out great whichever way you look at it.

#### Features.

Potential rental income \$42,650

Reasonable body corp levies \$2,550 per quarter, total cost for both units.

Council rates approximately \$675 per quarter, total cost for both units.

Modern studio 1st floor apartments.

Great outlook from lounge and balcony.

Lift access to all floors

Bamboo flooring

Large private balcony

Air-conditioning (Reverse Cycle)

Permanent Rent return of \$400 + per week expected for each unit.

Building includes lift access, swimming pool and undercover BBQ area.

5 minutes to the new state of the art base hospital.

2 BED | 2 BATH | 2 CAR

PRICE:  
\$525,000

OPEN FOR INSPECTION:  
N/A

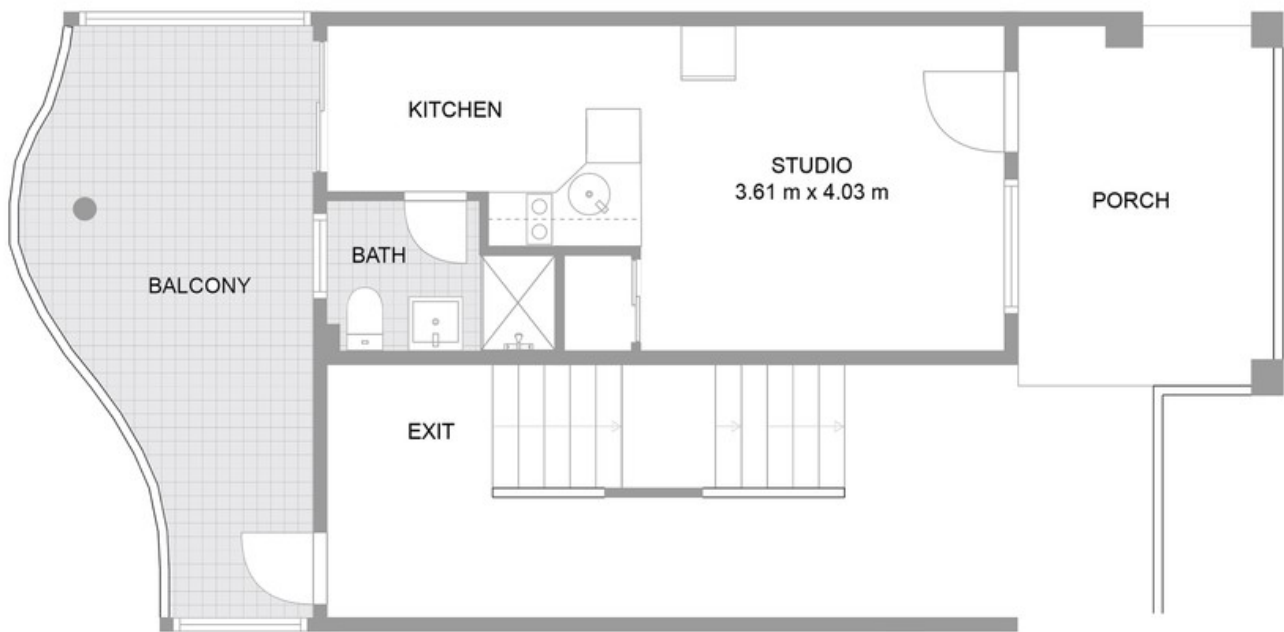


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12/77 Tamarind Avenue, Bogangar

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.