

11/6 SAINT MARTINS LANE, CANNONVALE, QLD, 4802



SOLD

SECURE INVESTMENT WITH COASTAL CHARM – LONG-TERM TENANT IN PLACE!

Step into coastal living with this charming 2-bedroom, 1-bathroom unit, perfectly nestled in the heart of Cannonvale. Just a short stroll from Cannonvale Beach and within walking distance to shops, schools, and the vibrant Airlie Beach main street, this unit offers the ultimate in convenience and lifestyle.

An excellent investment opportunity, this property comes with a reliable long-term tenant in place until November 2025, paying \$400 per week—ensuring steady rental income from day one.

Featuring a small, easy-to-maintain yard, this pet-friendly complex (with Body Corporate approval) is ideal for investors, first-home buyers, or downsizers. Inside, enjoy tiled floors throughout, ceiling fans in every room, and air conditioning in the kitchen/living area and bedrooms for year-round comfort.

The shared amenities, including a pool and laundry, add to the convenience, while low Body Corporate fees of approximately \$3,500 per year and council rates of around \$3,800 per year make this a smart, low-maintenance investment.

Don't miss this opportunity to secure a solid investment in a sought-after location. Contact Kath today to arrange an inspection!

FEATURES:

- 2 bedrooms
- 1 bathroom
- 1 car space
- Electric stove & hot water heater
- Shared pool & laundry
- Pet-friendly (with Body Corporate approval)
- Long-term tenant paying \$400/week until Nov 2025

Call Kath today on 0401 809 697

Some images have been digitally enhanced to exclude personal effects

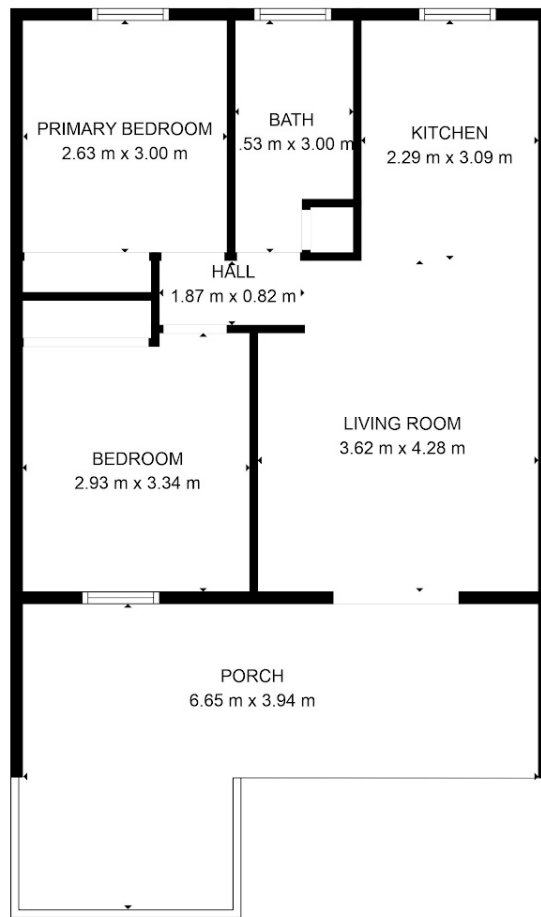
2 BED | 1 BATH | 1 CAR

PRICE:
\$305,000

OPEN FOR INSPECTION:
N/A



Kath Barker
0401809697
kathbarker@atrealty.com.au
www.atrealty.com.au



TOTAL: 49 m²
FLOOR 1: 49 m²
EXCLUDED AREAS: PORCH: 20 m²

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.