

# SOLD

## IDYLIC COASTAL INVESTMENT WITH PERSONAL USE FLEXIBILITY

Set within the beautifully Balinese-inspired Oaks Santai Resort, this top-floor luxury studio apartment occupies a prime position, offering the perfect blend of tranquil coastal living and proven investment performance. This unique lifestyle investment provides solid returns while also giving you the opportunity to plan your own resort escape whenever you need a recharge. A standout performer in your property portfolio, this apartment delivers on all fronts.

Step inside to discover:

- Open-plan studio design with combined bedroom, ensuite, kitchen, living, and dining areas
- Ensuite features luxury spa bath with deep soak tub, dual vanities, and rain shower head
- King-sized bed and a fully appointed kitchen with laundry nook
- Reverse-cycle air conditioning for year-round comfort
- Floor-to-ceiling, high-quality travertine wall tiles in ensuite with matching floor tiles throughout
- Quality stone benchtops in the kitchen and ensuite
- Spacious corner balcony, including outdoor setting and electric BBQ
- Secure basement carpark with elevator to ground level and stair access
- Light-filled corner location with extra privacy and natural breezes
- Offered as a fully furnished, interior-decorated, turn-key managed investment

Santai Resort Highlights:

- Award-winning Spice Den Thai Restaurant
- Lagoon-style pool with in-ground spa and adjoining cabana
- Manicured tropical gardens with a Balinese-inspired ambience
- Onsite day spa for the ultimate rejuvenation experience
- Walking distance to Casuarina Town Centre, including Coles, restaurants, and shops
- Close to a patrolled surf beach and coastal walking paths
- Opportunity to coordinate your stays with Oaks while maintaining your investment

Numbers That Matter:

- Approximately \$59,000 gross return before outgoings in FY 2023-2024
- Approximately 59m<sup>2</sup> internal + balcony + underground car park
- Strata fee approximately \$2,312.98 per quarter
- Council rates approximately \$634.35 per quarter

1 BED | 1 BATH | 1 CAR

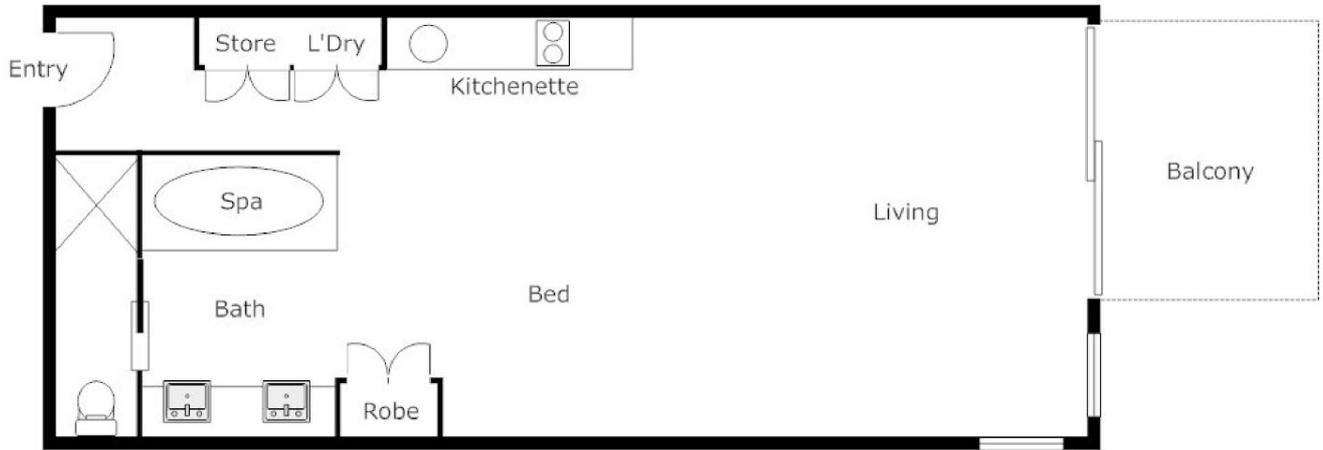
PRICE:  
\$410,000

OPEN FOR INSPECTION:  
N/A



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321/9-13 Dianella Drive, Casuarina

1 Bed 1 Bath 1 Car

*This floor plan is for illustrative purposes only. All measurements are approximate and not to scale. While every effort has been made to ensure accuracy, interested parties should rely on their own enquiries. No warranty or representation is made as to the accuracy or completeness of the floor plan.*

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.