



# FOR SALE

## NAUTILUS INVESTMENT | TENANTED & RETURNING

Available for sale to an investor, this approx 63m<sup>2</sup> one-bedroom plus study apartment in the Nautilus is currently tenanted on a fixed-term agreement and returning approximately \$22,000 pa (after BC and rates).

Upgrades including bathroom improvements, upgraded dishwasher and hob, a full repaint, replacement of all light switches, and installation of quality curtains have been completed, supporting ongoing tenant retention and ease of management.

### Key Features:

- Fixed-term tenancy in place - income from settlement
- Approx. \$22,000 p.a. (after BC and rates)
- 63m<sup>2</sup> one-bedroom and study
- Wide coastal views
- Open-plan living with balcony
- 2 secure car parks plus storage locker
- Resort facilities: pool, spa, sauna, gym, BBQ areas

Enquire today for further information.

1 BED | 1 BATH | 2 CAR

PRICE:  
Price by Negotiation

OPEN FOR INSPECTION:  
N/A



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Disclaimer - For visual purposes only.  
Drawings are approximate and are for visual representation only.  
We measure internal spaces which exclude wall thickness. Measurements should be verified by viewer. We take no responsibility for omissions or errors.



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.