



FOR SALE

POSITIONED RIGHT. PRESENTED RIGHT. READY TO MOVE.

What if I told you this one sits exactly where you are ready to act
Buyers are already circling this range... are you?

WHY BUYERS WILL LOVE THIS

- Two car parks (huge advantage in Nightcliff)
- Strong rental potential around \$650–\$700 per week
- Solid yield around 7%+ (investor gold)
- Modern complex with pool, secure entry & lift access
- Spacious open-plan living + entertainer's balcony
- Located in a high-demand coastal suburb close to foreshore, markets & lifestyle amenities

MARKET POSITION

- Estimated value sits around Mid \$500K range
- Comparable sales in the same complex reaching Mid \$500K+
- Strong growth since last sale + ongoing demand

This is not overpriced — it's positioned where the market is already moving.

- Body corporate : Approx \$1272/Quarter (Including sinking fund)
- Council : Approx \$364/Quarter
- Rented at and ending : \$650 per week, lease ending June 2026.

Disclaimer: Some images have been digitally enhanced using virtual staging for illustrative purposes. Furniture and décor are not included with the property. Buyers are advised to inspect the property in person to verify all features and dimensions

2 BED | 2 BATH | 2 CAR

PRICE:

Buyers in \$500,000 range

OPEN FOR INSPECTION:

N/A



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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.