



FOR SALE

ABSOLUTE BEACHFRONT INVESTMENT - FREE STANDING

Golden opportunity to secure prime Real estate right on the beachfront at Illawong Beach Resort - Mackay's Coastal holidaying at its best! Where in Queensland can you buy property at this price? The entire property has absolutely no roads in front of it and no immediate neighbours so watching the sun go down over the water or throwing out a line or simply unwinding in the gorgeous inground swimming pool is what this property has to offer. The unit comes fully furnished and is constructed of solid concrete for easy maintenance and longevity. Fully air conditioned with 2 built in bedrooms, open plan lounge/kitchen/dining, combined bathroom/laundry and an outdoor patio area. The main bedroom has sliding glass doors out to the patio. 75m² under main roof but you are also purchasing the land around it which in total is 161m² Current rental return \$460p/w and leased until 18th September 2026. Rates \$1034.23 per half. Body Corp Fees \$3,071.56 per quarter (Including Electricity). Absolutely perfect for Fly in, Fly out, short term stays or Air bnb Just minutes to the airport, Shopping Centres, Restaurants and the CBD. Call Jodie now for more info. PLEASE NOTE: All enquiries are to be made through the agent. Please do not enter the property without prior arrangement.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are requested to take necessary action to satisfy themselves with any pertinent matters.

2 BED | 1 BATH | 0 CAR

PRICE:

Offers in the mid 200's

OPEN FOR INSPECTION:

N/A



Jodie Cowin

0407211322

jodiecowin@atrealty.com.au

www.atrealty.com.au