

HERVEY BAY – AUSTRALIA’S MOST LIVEABLE CLIMATE

**CORPORATE,
PERMANENT
AND HOLIDAY
LETTING**



**3.5!!!
LOW LOW
MULTIPLE**



LARGE PERMANENT/CORPORATE COMPLEX - 30% PLUS RETURN

Stage 1 & 2 (Established 2007/8)

- 94 Apartment complex with 81 in the letting pool.
 - Excellent 3 bedroom manager's townhouse with double lock up garage, office and back office on title.
 - Easy to maintain gardens / recreation room with pool table and gym.
 - 23m solar heated lagoon style pool.
 - \$97,500 Body corporate salary.
 - 21 year Agreements.
- Nett \$307K Price \$1.480M - Stages 1 and 2 ONLY**

STAGE 3 (ON THE ESPLANADE)

STAGE 3 (site shown in purple) will increase the complex to 154 apartments

- Huge opportunity for growth with Stage 3 of the development still to be constructed.
- The complex will then have double frontage and be adjoining the proposed redevelopment of the "Marina Precinct".

For further details and asking price please contact Liz Lavender

EXCLUSIVE AGENT

THIS IS AN EXCITING OPPORTUNITY TO PURCHASE A BUSINESS WITH STRONG RETURNS AND LARGE SCOPE FOR FUTURE GROWTH.

Liz Lavender - Principal 0418 759 939

