



For Sale

190 / 265 Sandy Point Road, Salamander Bay

\$550,000

Indulgence and Rental Income

One of the premiere units in this popular resort. Located on the centre island, with no apartments directly opposite the swim-out design means you can walk out onto your back patio and jump straight into the pool!

A clever design means that the unit can be leased in 2 sections - each with kitchen facilities and their own bathroom; or open the doors and enjoy one large 2 bedroom property with 2 decks, full kitchen, dishwasher, air-conditioning, ensuite, laundry and spacious lounge/dining.

The perfect week-end getaway, escape to your own slice of paradise. There is no need to feel guilty about your indulgence, the rental returns from holiday letting are terrific.

Other features/details:

- Showing excellent rental returns (figures are available). After deducting all leasing expenses and strata levies, the average weekly rent is approximately \$618* per week.
- Well appointed kitchen with stone counters, dishwasher, ceramic cooktop, and wall oven.
- Reverse cycle air-conditioning to both bedrooms and living area
- Private foyer giving access to both sides of the unit - opening the internal doors in this area opens the property up into one conventional apartment.
- Main bedroom enjoys a spa bath in the ensuite and walk through robe.

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* Further details on the rental returns are available from our office. In summary:
 Rental returns are usually advertised in gross terms and them management fees are paid out of these figures.
 GROSS rental for the financial year until 30 June 17 averaged \$1586 per week.
 NET of letting costs they were \$793 per week and after strata fees \$618 per week.
 That is a net return (on \$550,000) of 5.9% after deducting strata fees.

