

Sold

**Unit 18, 2-16 Langley Rd, Port Douglas**



**REDUCED TO CLEAR - RETURNING AN UNHEARD OF 7% ON THE ASKING PRICE!**

Looking for a super solid investment that you can use yourself whenever you like? Keep reading, this is a gilt edged opportunity to secure an investment returning at 7.15% net! Motivated sellers have just carved \$15,000 of the asking price to secure a quick sale!

Enjoying direct access to one of the six lagoon pools, there is simply no better position than the Southern side of the complex and being able to accommodate up to six guests there is room for everyone on your next visit.

Swim out apartments are the most highly regarded at The Oaks Lagoons with very few ever coming to the market, these prestigious properties are snapped up quickly, especially those with a northerly aspect - #18 will be no exception.

Recent furniture upgrades in the last year leaves you nothing to do as the new owner, also the electricity bill is a thing of the past at Lagoons, with energy consumption included in the very reasonable Body Corporate fees.

Ideally located adjacent to perhaps the best stretch of Four Mile Beach, you are with a short walk to a playground area for the little ones and that wonderful golden sand.....

 3  2  1   141 m2

|                      |             |
|----------------------|-------------|
| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 616         |
| <b>Land Area</b>     | 141 m2      |

**Agent Details**

Callum Jones - 0437 981 195

**Office Details**

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This ultra-modern resort is just 11 years young and has been extremely successful not just with the excellent returns being generated, but also with holiday makers from all over the world who love the resort and return year on year.

The proximity local restaurants and amenities is excellent, not only is there a fully licensed restaurant right next door but the iconic Beach Shack is only a 5 minute amble or the village centre can be reached in less than 7mins by car or bus.....

Currently holiday let the dual key configuration can generate two separate streams of income at one time! Stay in one apartment, while the guests next door pay for your holiday!!! Couple that with **NO RESTRICTIONS ON OWNER USE** this property ticks all the boxes!.

Onsite facilities include communal BBQ areas, lifts, six pools, professional on site managers and manned reception area...

At a Glance:

- 3 Bedroom Dual key Apartment
- Direct pool access
- Fully Furnished incl. full internal laundry
- Holiday rented with great returns
- Excellent onsite facilities
- Tiled living areas, carpeted bedrooms
- Fully Air conditioned
- Owners lock up cupboard in entry foyer
- Recent furniture upgrades
- New carpets to all bedrooms

Excellent position, great returns and a golden opportunity to get into a swim out apartment now!

Call today to include this property in your portfolio!

**\$380,000**

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