

2007/40-42 Clifton Road, Clifton Beach

Set & Forget Investment – NEW PRICE

Positioned in one of the area's most tightly held resort-style complexes, this spacious top-floor apartment presents a low-risk, income-generating opportunity with excellent long-term upside. Overlooking tropical landscaped gardens, located near one of four sparkling resort style pools this apartment is designed for strong tenant retention.
With a quality long-term tenant secured until January 2027, you can invest with confidence from day one.
Investment Snapshot
· Rental return: $550 per week
· Lease secured until January 2027
· Strong rental demand in a tightly held complex
· Property manager over the past 15 years has always had rented
· 400m to the Beach approx
Property Features
· Two generous bedrooms, Main bedroom with ensuite
· Second bathroom, ideal for sharers or small families
· Open-plan living and dining flowing to covered patio with privacy shutters
· Fully air-conditioned with ceiling fans throughout
· Durable tiled living areas for low maintenance

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FOR SALE
NEW PRICE | Offers over $525,000

VIEW
Mon 12th Oct @ 4:30PM - 5:00PM

AGENTS
James Gilbertson
0425 799 512
james.gilbertson@ljhooker.com.au

AGENCY
LJ Hooker Cairns Beaches
(07) 4059 0594

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

· Large internal laundry with additional linen storage
· Lock up Garage, plus ample visitor parking
· Fully furnished

Lifestyle Amenities Tenants Love

· Four resort-style swimming pools (including child-friendly pool)
· BBQ and picnic areas set among manicured tropical gardens
· On-site gym and Tennis court
· Nature reserve at the rear of the complex where the wallabies roam
· Public transport at the gate
· Close to shops, medical center's, Beach, Caf&aecute;s, Restaurants, Beach front and everyday conveniences

Apartments in this highly sought-after complex are tightly held and consistently attract strong tenant demand. With upgrades completed and a secure lease in place, this is a genuine set-and-forget investment opportunity.











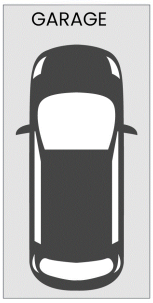
MORE DETAILS

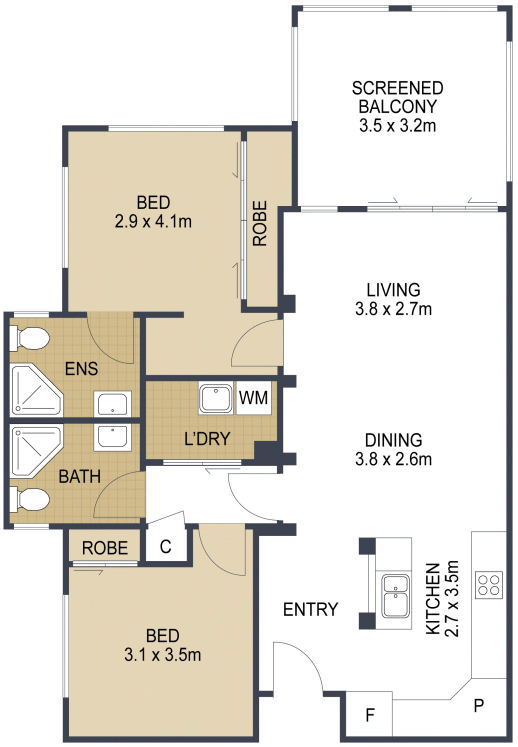
Property ID	U45HSS
Property Type	Unit
Including	Air Conditioning
	Pool
	Gym
	Secure Parking

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Residential Sales | james.gilbertson@ljhooker.com.au

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TOTAL: 93 m²

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