

2007/40-42 Clifton Road, Clifton Beach

Set & Forget Investment – Leased Until Jan 2027 in Sought- After Resort Complex

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

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

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FOR SALE

Offers over \$549,000

VIEW

Sat 20th Jun @ 12:30PM - 1:00PM

AGENTS

Louise Kinch
0419 019 756
louise.kinch@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.

 **LJ Hooker**

- Fully air-conditioned with ceiling fans throughout
- Durable tiled living areas for low maintenance
- 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´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. Bodycorp approx. \$4,775.00 per annum. Phone Louise 0419 019 756 today to secure this income-producing asset.

MORE DETAILS

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

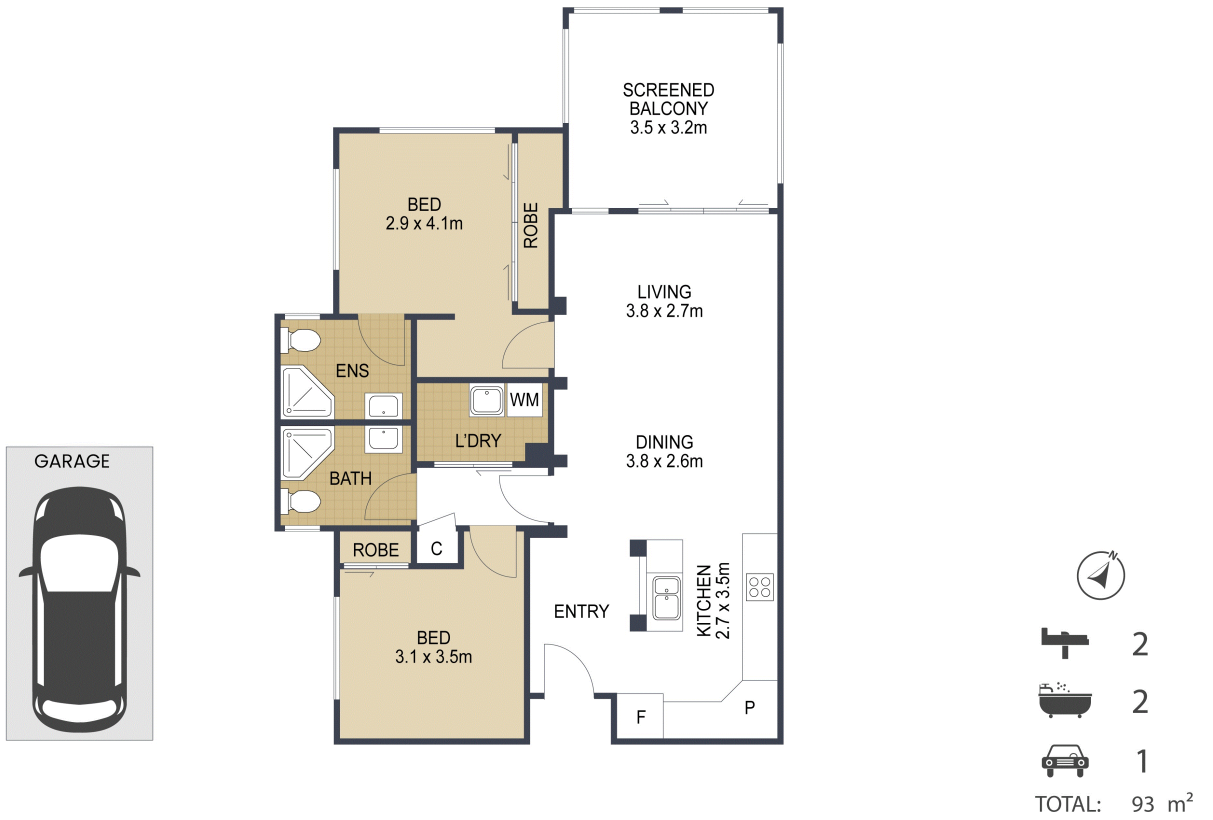
Louise Kinch 0419 019 756

Residential Sales | louise.kinch@ljhooker.com.au

LJ Hooker Cairns Beaches (07) 4059 0594

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