

808/55 River Street, Mackay

Breathtaking River Views - Exceptional Position, Exceptional Returns

Captivating River Views —Eighth-Floor Living at Its Best!

Occupying one of the most desirable positions within the Oaks Rivermarque, an exceptional eighth-floor apartment, combines uninterrupted Pioneer River views, thoughtful owner upgrades and generous proportions create a truly standout offering.

Property Snapshot
94m² | 2 Bedrooms | 2 Bathrooms | 2 Car Accommodation | Lock-up Storage Cage

Positioned on the eighth floor, Unit 808, this impressive 94m2 apartment enjoys what is arguably one of the finest positions within the complex, capturing the most stunning, captivated and uninterrupted views across Mackay's beautiful Pioneer River and beyond. Adding to its privacy and appeal, the apartment is positioned away from corridor through-traffic, creating a quieter and more private setting.

2 2 2

FOR SALE
$590,000

VIEW
By Appointment

AGENTS
Eleni Karambasis
0418 778 420
ekarambasis.mackay@ljhooker.com.au

AGENCY
LJ Hooker Mackay Group
(07) 4962 3535

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Interested parties must rely solely on their own enquiries.

Generously proportioned, the apartment offers two bedrooms, two bathrooms and a spacious open-plan living area, designed to take full advantage of its elevated outlook.

Importantly, a number of features within the apartment were upgraded by the owners beyond the original standard build, including the stone kitchen servery/breakfast bar with extra front cupboard storage, touch light switches, 1.5-bowl kitchen sink, 6mm commercial-grade plank flooring and stainless-steel laundry bench top. A new washing machine, new beds and new air-conditioning further enhance the apartment's presentation and functionality. And lets not forget a plunge bath to soak up the ambience of this fine apartment.

One bathroom in the apartment, also features a plunge bath, while the apartment's standout inclusion is the two-car accommodation, a valuable advantage for inner-city living - together with a secure lock-up storage cage is conveniently positioned directly outside the lift doors.

Residents and guests enjoy the facilities of this secure complex, including:

" Swimming pool and gym
" Bistro/café conveniently located downstairs
• Secure complex and parking
• Easy access to the Pioneer River precinct
• All within a 5-min walk of the Mackay City Heart and Caneland Central Shopping Centre.

Offering an exceptional combination of position, privacy, uninterrupted river views and considered upgrades, Unit 808 represents a standout opportunity for investors or those seeking quality inner-city base living within the Oaks Rivermarque complex.

Price: $590,000

Sinking Fund: A healthy sinking fund of approximately $272,598 provides additional confidence in the ongoing management and maintenance of the complex.

Accommodation Return: 42% of accommodation revenue after management fees and associated expenses, as detailed in the hotel statement, available together with the Form 2 Disclosure Statement upon genuine interest to purchase.

Inspection by Appointment:
To schedule a private inspection, contact Eleni Karambasis 0418 778 420.

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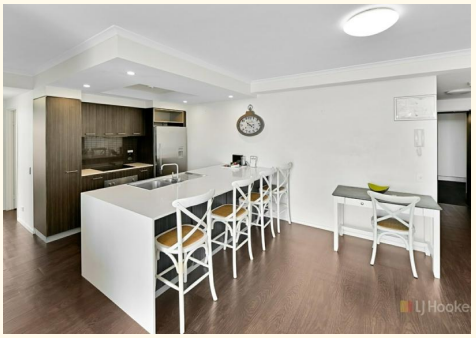
MORE DETAILS

Property ID	FRUHUG
Property Type	Apartment
House Size	94 m2
Including	Ensuite
	Air Conditioning
	Balcony
	Gym
	Built-in-Robes
	Secure Parking
	Close to Schools
	Close to Shops
	Close to Transport
	Exhaust
	Kitchenette
	Pool
	River Views











Eleni Karambasis 0418 778 420
Real Estate Agent | ekarambasis.mackay@ljhooker.com.au

LJ Hooker Mackay Group (07) 4962 3535
2/55 River Street, MACKAY QLD 4740
mackaygroup.ljhooker.com.au | mackaygroup@ljhooker.com.au

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