

24/61-79 Mandalay Avenue, Nelly Bay




Tropical Island Investment Opportunity - Unit 24, Amaroo Rainforest Resort

24/61-79 Mandalay Avenue, Nelly Bay, Magnetic Island, QLD 4819

Imagine owning your own slice of paradise on Magnetic Island - a lush tropical haven just a short 20-minute ferry ride from Townsville, Australia's 14th largest city. This Superior Twin Studio (Unit 24) in the established Amaroo Rainforest Resort offers the perfect blend of personal holiday escape and hands-off short-term accommodation investment - all at a price point far more accessible than a comparable block of land on the mainland.

Property Highlights

- Superior Twin configuration: Queen bed plus bunk beds - ideal for couples, families or small groups (comfortably sleeps up to 5).
- Self-contained studio with kitchenette, private bathroom, air-conditioning and your own private patio overlooking the resort's manicured tropical gardens.

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FOR SALE

Offers over \$149,000

VIEW

By Appointment

AGENTS

Clinton Wallis
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AGENCY

LJ Hooker Townsville
07 44262125

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 **LJ Hooker**

- Part of a premium 10-acre resort featuring magnesium saltwater swimming pools, tennis courts, children's playground, BBQ areas, on-site restaurant and bar, and expansive lawns - all maintained for guests and owners alike.
- Moments from Nelly Bay Beach, national park walking trails, and the Magnetic Island marina.

Proven Short-Term Letting Performance

This unit is eligible for the resort's professional letting pool, managed by the experienced team at Hotel Group (who recently acquired the Amaroo rent roll and have already delivered a noticeable uplift in bookings and occupancy).

- Bookings flow in via major third-party platforms plus direct enquiries and are allocated fairly across all owners by room type (all Superior Twins are priced identically).
- Average occupancy across comparable units sits at 35-45%, with distinct high and low seasons that deliver strong returns during peak periods.
- Family-friendly configurations like this one consistently rank among the resort's top performers.
- Owners retain full flexibility: participate in the letting pool for effortless income or self-manage via Airbnb, Booking.com or your own channels if preferred.

Lifestyle & Investment Advantages

- Personal use: Block out dates for your own island getaways whenever you wish.
- Affordable entry: Own a fully furnished, income-producing holiday home on a World-Heritage-listed island for less than many mainland land packages.
- Growth momentum: Under new management, forward bookings and exposure across new booking channels are accelerating - positioning this unit for continued performance improvement.

Whether you're seeking a serene family holiday base, a smart investment property, or both, Unit 24 at Amaroo Rainforest Resort delivers the rare combination of tropical lifestyle and realistic income potential in one of North Queensland's most loved destinations.

Enquire today to secure your piece of Magnetic Island.

Limited opportunity - contact the selling agent for full details, financials and inspection times.

Your island escape starts here.
Body Corporate rates Approximately \$12,400.93 PA

MORE DETAILS

Property ID 4ARHWK
Property Type House

Clinton Wallis 0403 180 181

Director / Principal | clint.wallis@ljhooker.com.au

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