

Unit 121/61b Dowling Street, Nelson Bay

## 7.5%\* net return seaside investment with holiday appeal

Positioned within the highly regarded Landmark Resort, this fully furnished 1-bedroom apartment captures the essence of effortless coastal living and strong investment performance.




Perfectly located just moments from Nelson Bay Marina, cafes, shops and pristine beaches, it offers the ideal blend of lifestyle and return.

Featuring a light-filled open-plan design that flows seamlessly to a private balcony with water views, this apartment includes a king bedroom, spa bathroom, reverse-cycle air conditioning and secure on-title parking.

Whether you choose to continue operating it as a profitable short-stay investment or enjoy it as your own seaside holiday escape, this is an opportunity that promises both pleasure and potential.

Net return of \$25,725.60\* in 2024/24 Fin year

For a full list of financials, please send an inquiry with all your contact details and an information memorandum will be provided

1  1  1 

**FOR SALE**  
\$299,000 - \$319,000

### AGENTS

Bryce Gibson  
0422 227 668  
bryce.gibson@ljhooker.com.au

### AGENCY

LJ Hooker Cessnock  
(02) 4050 6000

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**

electronically to you

Agent declares interest.

- ) all figures and financials shared with perspective purchases have been correlated to the best of the Vendor's ability and in good faith. Please rely on your own research and due diligence before making any financial decision. Past performance is no guarantee of future success.

## MORE DETAILS

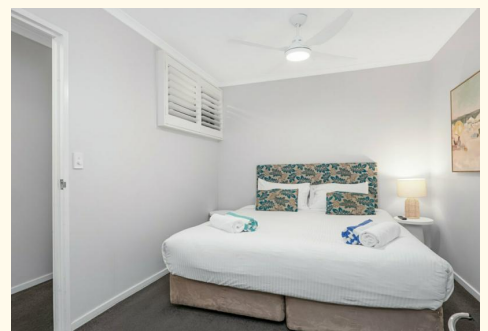
Property ID	1HYWF5N
Property Type	Apartment
House Size	58 m2
Land Area	72 m2
Including	Air Conditioning
	Pool
	Balcony
	Dishwasher
	Built-in-Robes

### **Bryce Gibson 0422 227 668**

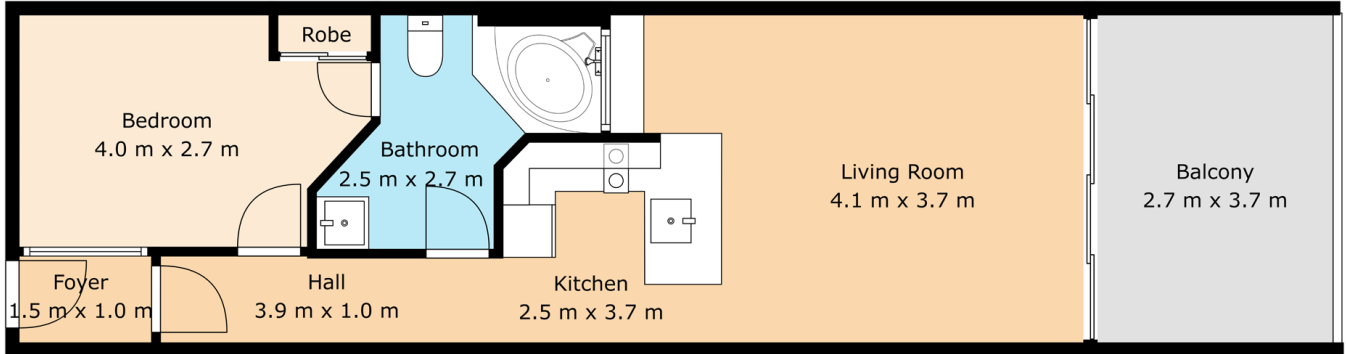
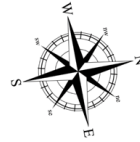
Sales Agent | Auctioneer | Valuer | Business Owner |  
bryce.gibson@ljhooker.com.au

### **LJ Hooker Cessnock (02) 4050 6000**

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# 121/61B Dowling St, Nelson Bay



**TOTAL: 46 m<sup>2</sup>**  
FLOOR 1: 46 m<sup>2</sup>  
EXCLUDED AREAS: BALCONY: 10 m<sup>2</sup>, WALLS: 6 m<sup>2</sup>



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**LJ Hooker**  
Cessnock