

Sold

28, 27 Davidson Street St, Port Douglas



## Port Douglas Cash Cow ready for Milking...

This property is owned by the original developers and is a truly unique offering. It consists of;

1. A 3 bedroom, 2 bathroom dual key apartment on the top floor rented through resort
2. The Resorts Day Spa on title - a lease agreement in place with day spa operator

Exceptional Nett rental returns with talented & experienced onsite managers in place. True Nett Returns for the last 12 months to June 2013 were \$50,511.74 - this after Body Corp. fees and after Council rates have been deducted. (8%+ true net return on the purchase price of \$600,000). This includes a minimal rental of the day spa area at \$227.27 per week excluding GST.

Unit 28 is well located and has lift access at the front door down to all levels including the secure underground car parking. The outlook is directly over the southern pool and it is fully furnished. The resort is highly successful in regards to occupancy and room rates and this is evident in the returns.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	150

### Agent Details

Callum Jones - 0437 981 195

### Office Details

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Having a commercial aspect to the property is very interesting and has the potential to capitalize further on the income and adds another exciting dimension to the investment.

The resort is within easy walking distance to the village centre being less than two blocks to both the main street and the beach. This resort was one of the most recent additions to the town and being less than 5 years old it is in as-new condition.

Unit 28 is offered exclusively for sale at the very attractive price of \$600,000 - showing 8%+ Net Return.

Contact Callum Jones for your detailed report and to book your inspection on 0437 981 195 or [callum@theagentportdouglas.com](mailto:callum@theagentportdouglas.com)

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