

Sold



## Unit 48, Silkari Lagoons, 2-16 Langley Rd, Port Douglas



### Be\$T Return\$ In Port Dougla\$

Exceptional post pandemic figures of \$38,000+ True Net Return after all costs over the last 12 months (including electricity). A 7.00% net yield on the asking price.

Enjoying direct access to one of the six lagoon pools, there is simply no better position than the sun drenched southern side of the complex.

Superb dual key configuration so as to maximize the income – it can be rented individually as a 1 bedroom spa studio apartment, a 2 bedroom fully self-contained apartment, or together as a large family retreat. Should you wish you can stay in one apartment, while the guests next door pay for your holiday. This apartment is the only one that has a spa on the studio balcony.

Onsite facilities include communal BBQ areas, lifts, six (6) pools three (3) of which are heated, professional onsite managers, onsite parking and manned reception area...

At a Glance:

- 3 Bedroom dual-key swim-out plus spa apartment.
- Direct pool access from your balconies
- Fully Furnished incl. full internal laundry

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	819
<b>Land Area</b>	148 m2

### Agent Details

Callum Jones - 0437 981 195

### Office Details

Port Douglas  
1/32 Macrossan St Port Douglas  
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- Holiday rented with great returns
- Tiled living areas, carpeted bedrooms
- Fully air conditioned
- Recent furniture upgrades

Excellent position, great returns and a golden opportunity to get into a swim out apartment now.

Ideally the electricity bill is a thing of the past at Lagoons, with energy consumption included in the reasonable Body Corporate fees.

Positioned super close to Four Mile Beach and the foreshore parkland, Port Douglas village centre is just a 3.1km stroll along the sands.

Contact Callum Jones today on 0437 981 195 or email [callum@theagentportdouglas.com](mailto:callum@theagentportdouglas.com) for full details.

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