

SOLD



## 1 Nautilus St, Mission Beach



### Wow ! Luxury Residence with 2x2 Bed Apartments

- \* A Very Rare Opportunity to Own an Amazing Luxurious Double-Storey Property which Includes Great Investment Income Returns from Two Apartments !!
- \* A Quality Masterpiece of Modern Engineering and Smart Efficient Design
- \* Great Prestigious location with Ocean Views, just 300m stroll to the village
- \* Luxury built 600m2 suspended slab construction, priced well under replacement cost
- \* Two high quality fully furnished two-bedroom apartments supplying exceptional investment income opportunities
- \* Current guest ratings at 98% reflecting apartments quality, location and amenities
- \* Use the "Virtual Tour" and see for yourself the incredible quality and value in this property

#### Location

The property is Ideally situated on a level allotment in the Prestigious Purtaboi estate with great ocean views, directly above the Mission Village. The location supplies a rural outlook with the adjacent farm yet is located just a short 300m stroll to the vibrant shops, tavern and restaurants!

Mission Village is currently undergoing revitalisation ensuring your future growth.

#### Quality

The property is constructed to a very high-quality utilising, Stone tops to all three kitchen and vanity units, Quality tiling throughout all internal areas and the four bathrooms.

All internal areas include high ceilings, air-conditioning and stainless ceiling

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<b>Price</b>	SOLD for \$1,600,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2826
<b>Land Area</b>	945 m2
<b>Floor Area</b>	601.50 m2

#### Agent Details

Tania Steele - 0448 250 499

#### Office Details

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fans.

Request a detailed copy of the building fixtures and fittings detail to see the quality!

### **Flexible Investment Income / Occupancy**

This cleverly designed property allows total flexibility when considering income options.

The property allows income from the two apartments and the luxury residence separately.

Flexibility allows for a large family to incorporate one or both the apartments as part of their living space. You can even rent the apartments and keep the luxury residence as your holiday home.

So many opportunities!

### **Privacy**

The suspended concrete slab design and insulated ceiling not only enhances the structural integrity of the property but also ensures each residence enjoys a peaceful existence with sound proofing qualities. Designed with separate entrances and carparking to upstairs allowing total privacy for you and your guests.

### **Value**

Add up the replacement cost of this 600m<sup>2</sup> suspended slab property and all its luxury inclusions and you'll soon realise the asking price, which includes a full contents inventory of the 2 apartments downstairs, is exceptional value and priced to sell at well under replacement cost!

**Request a copy of the contents inventory!**

### **Key Features**

- Constructed in 2014 to a very high standard of quality and finishes
- Large open plan living that continues onto the huge balcony, great for entertaining
- Two Apartments have been very successfully holiday let since 2016
- Large commercial style laundry
- Fully air-conditioned Garage with a 3200mm ceiling height and two electric doors
- Large rear sail and paved area which is perfect for entertaining or storing boat/caravans
- Sealed exposed separate driveways and paths with undercover parking for guests
- 20-Kilowatt 3 phase Fronius Solar (currently returning income)
- 380 Litre Rinnai roof solar hot water system
- All internal areas of the home and apartments are inverter air-conditioned for summer comfort
- Separate private rear courtyards for both apartments
- Property is fully fenced, lockable and the rear yard includes a large, raised veggie garden

### **Extras Included**

- Extensive contents inventory for the two apartments
- Laundry equipment and full linen (including 3x machines) so you're ready to go
- Large storage racking system to both sides of the garage
- Garage work benches and storage
- New 7.5 kva silent hush power 3 phase power diesel generator (wired)

### **Opportunity Knocks**

This is truly an extraordinary and rare prospect to purchase a luxury home along with two investment income streams, and none of the additional outlays normally associated with owning separate investment properties.

This property checks all the boxes and is perfect for those looking for

investment income, a sea change, semi-retirement or self-employment.

**Marketed exclusively by Tania @ Tropical Property - Looking forward to showing you this impressive property - Best Offers Closing 30 September ! (Please note the sellers reserve the right to accept an offer prior to the official closing date).**

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