

Sailfish Point

**80/300 Cottesloe Drive
Mermaid Waters 4218
Guy Elliott -0427 574 698**

- *Pets allowed**
- *Units were built in 1989 approx.*
- *Body Corp = \$44 a week* per year after discount*
- *Rates \$850 6 monthly*
- *Water \$ 350 quarterly*
- ***Great Investment Opportunity \$400 x 52 wks =\$20,800***
- ***Rental Appraisal available for \$400-\$420 per week***
- ***Gross Rental Yield – 6.30%***
- ***Currently tenanted until 15th of May 2020 @ \$400 per week***

Figures supplied are based on similar properties within the complex and expenses that are known, no allowance has been made for maintenance issues in the above calculations and all figures should be used as a Guide ONLY

Complex Amenities

- *BBQ Area/ Pool*
- *Tennis Court*
- *Fishing Pontoon / Boat Ramp*
- *Onsite Managers*
- *Gated Complex*
- *Security Cameras*

Location, Location, Location

- *10-min walk to IGA and other convenient stores*
- *5-min walk to Miami State Primary School*
- *Close to day care centres*
- *10-min drive to Robina Town Centre*
- *5-min drive to Pacific Fair*
- *8-min drive to the beach*
- *300 met walk to bus stop*

