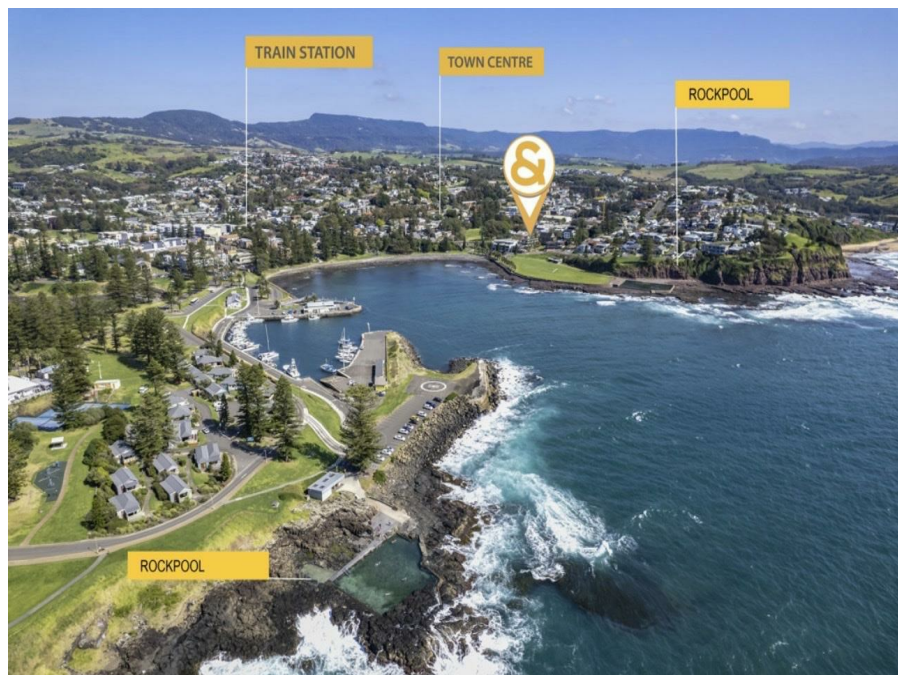


Studio 407/2 Minnamurra St, Kiama, NSW 2533

NEW LISTING.

Apartment 1  1  1 



"Fantastic Returns Declared By Owners"

This "Studio Room" is an INVESTMENT ONLY - NOT a residential property and is located in the Heart of Kiama's vibrant township. (SOLID OWNER DECLARED Financials available on Request) It has an on point in town position - with an ideal all year round location. Situated ideally to the Northern Aspect and with Views. This Studio has a sought after LOCATION in this Boutique Complex. You can sit back relax or stroll down to Penny Whistlers or Yves Bar and Restaurant and then over to the Main Street when you desire and experience all of the regular seaside attractions as well as the Cafe Precinct, the Restaurants, Shops, Weekly Farmers Markets, Park's and Reserves with the Harbour, Black Beach the Iconic Lighthouse, Surf Beach and Transport being also so conveniently close by. This tasteful and well presented Studio, has a Lovely open plan layout and is suitable for holidays or as an investment property (SELF MANAGE AS it is Currently or move over to the SEBEL pooled management)

Open for Inspection

By Appointment.

OUTGOINGS :

Council Rates - \$1,683.06 PA (approximately)

Water Rates - \$781.54 PA (approximately)

Strata Fees - \$4,954.07 PA (approximately) - INCLUDES electricity usage to the studio.

RETURNS: (as declared by OWNERS)

1st JULY 2025 to 30th JUNE 2026 - \$56,855.88 GROSS.

1st JULY 2024 to 30th JUNE 2025 - \$53,016.46 GROSS.

1st JULY 2023 to 30th JUNE 2024 - \$49,776.32 GROSS.

Listed By

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