



Upper Coomera

## Exclusive - No Requirement to Live Onsite & Extra Rental Income – ID 9129

Permanent Management Rights for Sale

No Facilities, Less Lawn Care, Ultimate Ease

- No requirement to live onsite and no set office hours.
- Extra rental potential: Opportunity to add your unit to the rental pool, potentially earning an EXTRA \$30,000 to \$40,000 per year.
- No swimming pool, no BBQ area, and no gate maintenance required.
- Minimal lawn maintenance required due to very small patches of grass.
- Net operating profit is over \$95,000.
- Body corporate salary of \$53,701 plus GST.
- Total income potential estimated around \$130,000.
- All rentals are permanent, with a letting pool of 19 units.
- 25-year long-term agreement in place, with 22 years remaining.
- A very friendly and cooperative body corporate committee.
- Modern, spacious townhouse featuring 3 bedrooms, 2 bathrooms, and 2 garages.
- Includes a large professional office with two rooms and separate

Price	\$1,063,000
Property Type	Commercial
Office Area	116 m2

### Agent Details

Bill He - 0439 288 960

### Office Details

MR Sales

170 Scarborough St Southport,

QLD, 4215 Australia

1300 928 556

**MR**  **Sales**

entrances, on title.

- Very low body corporate levies.

Offered at an extremely reasonable price of \$1,063,000, which includes the magnificent 3-bedroom manager's townhouse.

This unmatched opportunity is one you won't find a second of on the market at the moment. Seize it now, or face decades of regret.

**Net Profit: \$95,391**

**Asking Price: \$1,063,000**

(Inclusive of manager's real estate)

For further information or to arrange an inspection of this Gold Coast Management Rights business for sale contact:

Exclusive Management Rights Broker

**Bill He**

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