



Unit 57, 5 Rainbow Shores Dr, Rainbow Beach



Fantastic 3rd Floor Resort unit by the beach

Beautifully presented and offering a strong passive income, this 3rd floor modern unit is only a 10 minute walk to the incredible Rainbow Beach and nestled within a popular complex with loads of amenities - you can live the holiday lifestyle and own it!

This top floor north-east facing beauty boasts high ceilings, air conditioning and loads of natural light. The extremely large almost 20m2 balcony catches the beautiful Rainbow Beach breeze while overlooking tropical landscaped gardens and an outdoor spa area.

Offered for sale fully furnished, you can either move in, opt to permanently rent it out, or keep it as a holiday rental and utilise it yourself.

Location:

Rainbow Beach is located 1-hour 40mins North from the Sunshine Coast airport. 2 hours 30 mins North from Brisbane airport. The Rainbow Shores Resort is located 1.7km north of the main Rainbow Beach township.

The Rainbow Shores Resort:

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Price SOLD for \$410,000
Property Type Residential
Property ID 1425
Floor Area 90 m2

Agent Details

Dee White - 0411 093 389

Office Details

Rainbow Beach
 Shop 2/8 Rainbow Beach Road
 Rainbow Beach QLD 4581 Australia
 (07) 5486 3411



The complex features a large child friendly lagoon pool with BBQ entertainment area, 25m lap pool, outdoor heated spa, full size tennis court, ping pong table, and designated covered outdoor BBQ area, all within a well maintained and picturesque tropical garden setting. Onsite undercover non designated parking, with spaces to park trailers & boats.

Unit holiday rental – Airbnb:

Unit 57 has been listed on AirBnB since September 2020. Total occupancy has been 63.5% across the previous 17 months, with 66/70 weekends booked out.

Average gross monthly revenue across those 17 months was \$2,626.63 per month.

Gross revenue for the calendar year of 2021 was \$27,334.01, even with the owners using the unit personally for approx. 8 weeks of the year.

December & January nightly rates average \$177.23 per night.

These occupancy rates have been at a time when only South East Queensland and regional Queensland holiday visitors were permitted due to state COVID19 restrictions. With the Queensland border opening in December 2021, increased New South Wales and Victorian tourism demand is already being realised in Rainbow Beach and the wider Cooloola Coast region.

Call today for more information and to arrange an inspection.

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