







Absolute Waterfront Investment – Multiple Income Streams, Accommodation & Marine Facilities

3 2 7 4,538m2

Price	$1,500,000
Property Type	Commercial
Property ID	1361
Land Area	4,538 m2

Positioned in a prime waterfront location at Port Hinchinbrook, 3 Commercial Drive, Cardwell presents a rare opportunity to secure a substantial 4,538m2 freehold waterfront property combining residential accommodation, established rental income, storage facilities and direct marine access.

Formerly known as the Port of Call site, this unique property enjoys superb views down the Grand Canal towards Hinchinbrook Island and includes freehold seabed, creating an outstanding offering for investors, owner-occupiers or those looking to capitalise on the site's future potential.

Importantly, the property already benefits from multiple established income streams, with the main residence,

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separate unit and covered and uncovered storage areas.

Established Income

Current rental income comprises:

- Three-bedroom residence – $600 per week
- Two-bedroom unit – $430 per week
- Covered storage spaces – currently $250 per month each
- Uncovered storage spaces – currently $200 per month each
- Shipping container storage – currently $400 per month
- Further potential income from daily vehicle storage

The residential component includes a three-bedroom home with ensuite, together with a double garage featuring an electric roller door.

There is also a separate, newly renovated two-bedroom unit, complete with its own kitchen, bathroom, laundry and carport, providing an additional independent rental income stream.

The expansive site incorporates a combination of covered and uncovered rental storage areas, catering for boats, trailers, caravans and vehicles. The property's proximity to the public boat ramp also provides an ideal location for daily vehicle and trailer storage, offering scope to further increase income.

For marine access, the property features a 12-metre fuel pontoon with direct access to the Grand Canal and surrounding waterways. Please note, the pontoon does not currently provide all-tide access, with dredging required to improve access at lower tides.

Property Highlights

- Prime 4,538m2 freehold waterfront allotment
- Includes freehold seabed
- Multiple established income streams
- Three-bedroom residence with ensuite

    - Double garage with electric roller door
- Separate newly renovated two-bedroom unit
    - Unit includes kitchen, bathroom, laundry and carport
- Extensive covered and uncovered storage facilities
- Boat, caravan, trailer and vehicle storage
- Daily vehicle storage potential
- 12-metre fuel pontoon – dredging required for all-tide access
- Superb views along the Grand Canal towards Hinchinbrook Island
- Town water and sewerage
- Electricity and telephone services
- NBN plus Starlink connectivity
- Security camera system
- Electric entrance gate with keypad access
- Less than 100 metres from the public boat ramp
- Approximately two hours' drive from both Townsville and Cairns

The location is particularly well suited to the property's existing uses. Situated less than 100 metres from the public boat ramp, it is conveniently positioned near one of Cardwell's key launching points for vessels heading to Hinchinbrook Island, the Hinchinbrook Channel and the Great Barrier Reef.

With existing income from residential and storage tenancies, substantial waterfront land, two separate accommodation options and established marine infrastructure, this is much more than a waterfront property – it is an opportunity to acquire a diversified income-producing asset with significant future potential.

Clearly, the potential for further development, expansion and additional income from this prime waterfront site exists, subject to the necessary approvals.

Opportunities combining absolute waterfront land, established rental income, residential accommodation,

storage facilities and direct marine access are exceptionally difficult to replicate.

Contact Hinchinbrook Real Estate today for further information or to arrange a private inspection of 3 Commercial Drive, Cardwell.

Rental figures are based on current rents shown. Buyers should undertake their own due diligence regarding rental income, leases, outgoings and development potential.

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