

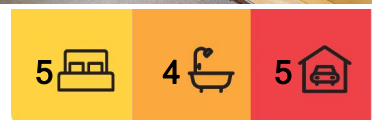
Annerley, 49 Ekibin Road

SOLD BY JANE ELVIN

- Rates: \$1,613 per quarter
- Water: \$1,158.25 per quarter
- Insurance: \$2,847.52 per annum

This tightly held, well maintained block of units at 49 Ekibin Rd, Annerley offers a great investment opportunity for the savvy buyer. This is your chance to acquire a constant cash flow spread over 4 investments with an attractive rental return in one of Brisbane's high growth suburbs.

The brick and tile property sits on a corner 675m² block, zoned LMR2 low-medium density (2-3 story mix). Consisting of 3 x 1-bedroom, 1 bath, 1 car units & 1 x 2-bedroom, 1 bath, 2 car units. This 1980's-built complex has been well maintained over the years, while there is still some capacity to further enhance your yield for the future.



For Sale
INVITING OFFERS

View
ljhooker.com.au/1DYFH31

Contact
Jane Elvin
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Josephine Elvin
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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Annerley | Yeronga |
Salisbury
(07) 3848 7369**

UNIT 1 —2 Bed, 1 Bath, 1 Car - \$470 pw Lease End Feb 2025

UNIT 2 —1 Bed, 1 Bath, 1 Car - \$300 pw. Lease End Jan 2025

UNIT 3 —1 Bed, 1 Bath, 1 Car - \$320 pw. Lease End April 2025

UNIT 4 —1 Bed, 1 Bath, 1 Car - \$280 pw. Lease End July 2025. Tenant Maintains the Yards.

-There is a 5th garage with option of 2 Garages for unit 1 rental, or you could hold as a garage/storage unit for yourself, like the current owner.

-Current income \$72,280 per annum

With long term tenancies in place, all units are currently rented with a combined income of \$72,280 per annum (below market value). One of the tenants also maintains the yard with his rental reflecting that work. The rents could be lifted to an annual return of approximately \$93,340 without updates. The current owners have owned the complex for 35 years, not only have they looked after the complex, but also the residents.

Offering a range of options for one discerning buyer - Invest under a self-managed superfund; a great investment under one roof; or ideal to buy with your children's futures in mind, whatever your needs, opportunities like these don't come along that often.

The location on offer is second to none, situated in the heart of Annerley it simply doesn't get any more convenient than this. Just 4kms to Brisbane CBD, metres to the bus stop, Woolworths, speciality shops, parks; walk to Junction Park Primary, Junction Hotel, cafes, restaurants, train station; easy access to Yeronga State Primary and High Schools, Buranda Shopping Centre, the Green Bridge connecting to UQ, hospitals, and private schools this location is in high demand.

Features of 49 Ekibin Rd, Annerley at a glance:

- 675m2 corner block zoned LMR2 low-medium density (2-3 story mix)
- Unit block - 1 x 2-bedroom, 1 bathroom, 2 car garage + 3 x 1 bedroom, 1 bathroom, 1 garage units
- 1 ground floor unit, 3 units up one flight of stairs
- All units have a balcony
- There have been a mix of updates throughout the internals of the units
- Bedrooms are of a good size, all with built-in wardrobes
- Spacious open plan lounge & dining areas
- Tidy kitchens, with good storage
- Oversized, single lock up garage per unit —with a spare garage the owner has kept for their storage.
- Laundries located in each garage
- 2 off-street visitor carparks
- Level grassed front yards offering a great space to relax or kick a ball
- Walk to bus, train, shops (including Annerley Woolworths)
- Easy access to the Green Bridge, universities, hospitals & well-regarded private schools
- Only 4km to the CBD.

Potential plus, with an immediate cash flow, 49 Ekibin Road is a must inspect. Contact Jane Elvin or Joey Elvin to discuss this opportunity further.



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More About this Property

Property ID	1DYFH31
Property Type	BlockOfUnits
Land Area	675 m ²
Including	Balcony Built-in-Robes Secure Parking

Jane Elvin 0408 344 417

Principal - Sales & Marketing Consultant | j.elvin@ljhookerproperty.com.au

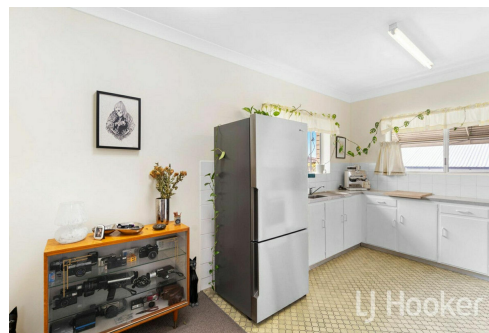
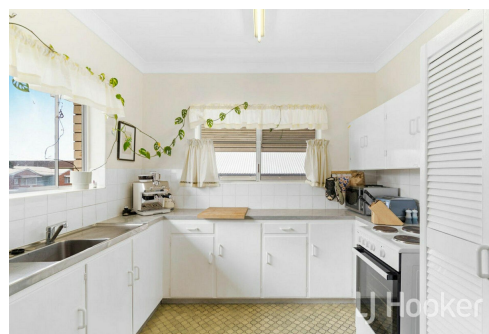
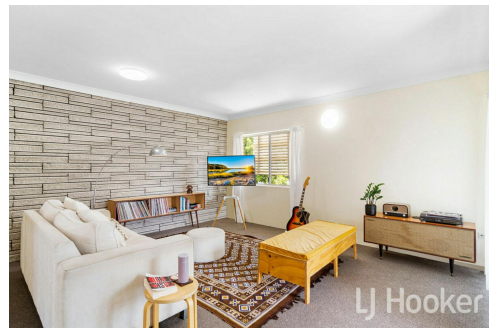
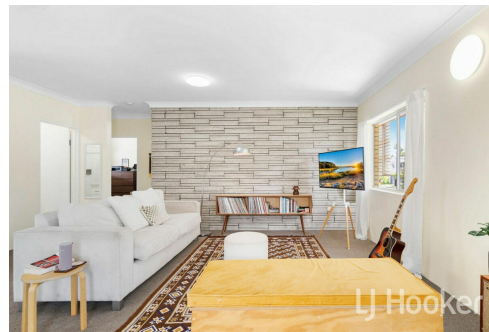
Josephine Elvin 0457 000 897

Property Manager & New Business Manager | Sales Associate to Jane Elvin | joey.elvin@ljhookerproperty.com.au

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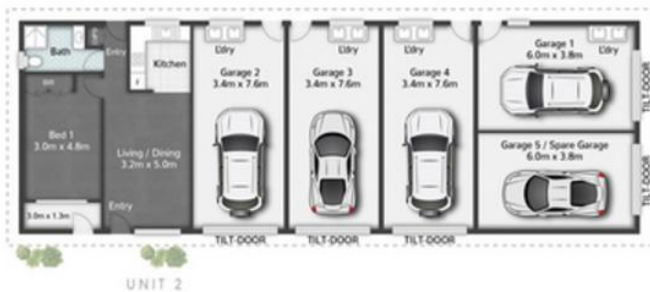
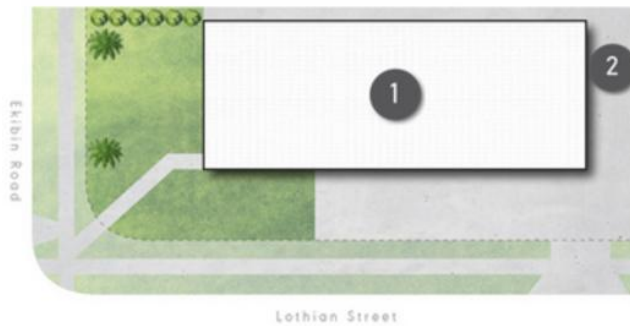
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LEGEND

- 1 RESIDENCE
- 2 CARPARKING



49 Ekibin Road ANNERLEY



5 | 4 | 5 | 373m² | 675m²

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



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