



## Archerfield, 1-3/17 Amaroo Street

AMAZING ARCHERFIELD OPPORTUNITY ON AMAROO!

This low maintenance, low set, fully tenanted block of three two-bedroom units will suit a range of buyer needs. Perfect buy for parents to rent back to their children; jump into the property market and buy with your siblings; live in one and rent the other two out; or add to your property portfolio or Self-Managed Super fund. Whatever your needs, income producing properties like this one are highly sought after.

Currently the property is fully rented:

Unit 1 - \$380 per week until May 2024

Unit 2 - \$370 per week until June 2024

Unit 3 - \$395 per week until November 2024

- \$1,145 per week

- Annual Return - \$59,540



**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.

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3 

**For Sale**

INVITING OFFERS

**View**

By Appointment

**Contact**

**Jane Elvin**

0408 344 417

[j.elvin@ljhookerproperty.com.au](mailto:j.elvin@ljhookerproperty.com.au)

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



BCC Rates: \$918.10 per quarter

The fully fenced landscaped block of units, sits on 607 square metres in a quiet residential street in Archerfield. The block is close to public transport and only 12 km from the CBD. QEII Hospital and Griffith University are only a short 5-minute drive away, with 10 minutes to Garden City shopping centre. This location meets all the criteria for prospective tenants.

All 3 are neat and tidy with updated bathrooms, air-conditioning, ceiling fans, separately metered electricity, remote control operated roller-doors. Unit 3 has a separate enclosed courtyard.

Contact Jane Elvin to discuss this outstanding opportunity further.

## More About this Property

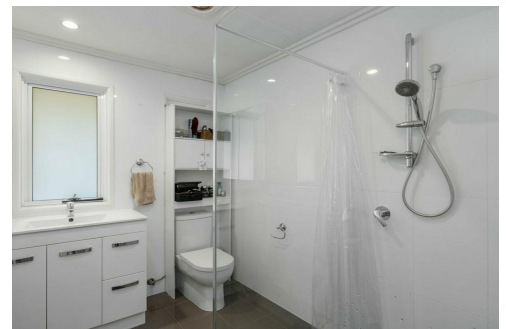
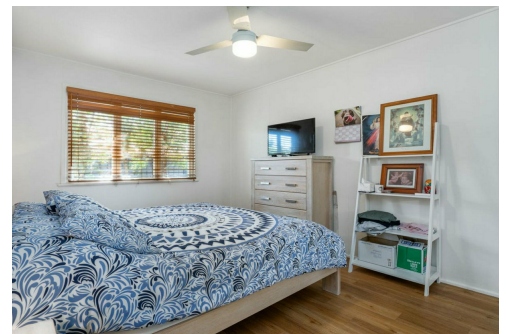
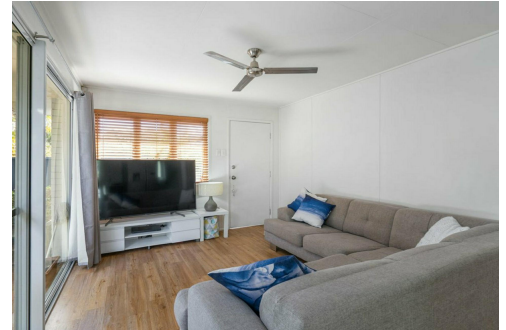
<b>Property ID</b>	1B6XH31
<b>Property Type</b>	BlockOfUnits
<b>Land Area</b>	607 m <sup>2</sup>

### Jane Elvin 0408 344 417

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

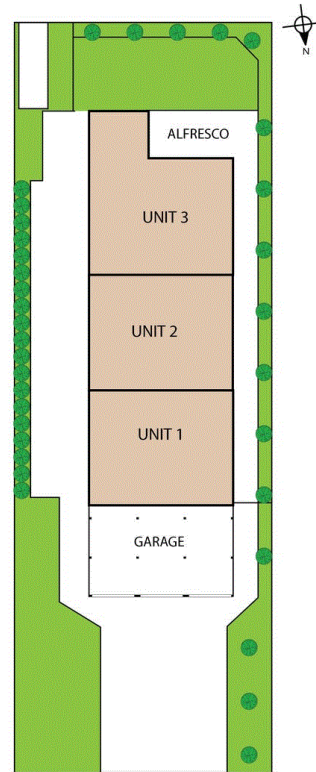
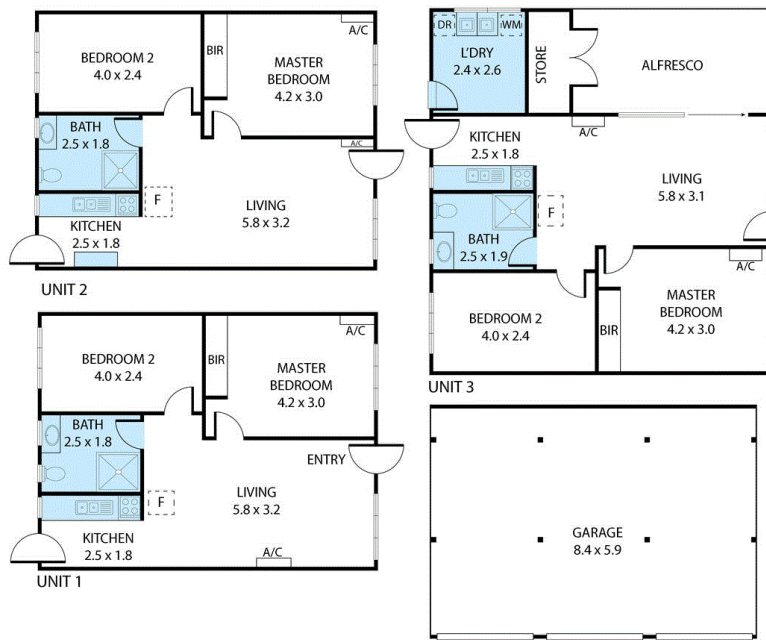
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17 Amaroo Street, Archerfield 4108

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.