



## Beenleigh, 43 & 44/1-11 Woodbeck Street BIG NETT RETURN - PROFITABLE!!!

We have two units selling as a pair on one lot number, one purchase price with a dual income. The complex is designed to offer accommodation and assisted living to occupants on a pension on a rental basis. Among other great benefits to the tenants they receive three (3) meals a day, offering semi independent living options for elderly and disabled people.

These units are for investment only - cannot be owner occupied.

Each unit contains:

A kitchenette, lounge, combined bathroom and laundry, bedroom with robe, an external door access out onto the lovely gardens. \*unit 43 has a secure courtyard suitable for a small pet.

Common spaces include:



**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.

**SOLD**

2 

2 

0 

**For Sale**

Offers Over \$225,000

**View**

[ljhooker.com.au/1W7NGRF](http://ljhooker.com.au/1W7NGRF)

**Contact**

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**LJ Hooker Beenleigh**  
**(07) 3807 7900**

Communal lounge, Pool Table, Dining Room, Computer Hub, Library, Central Courtyard,  
Outdoor seated areas, Secure gated complex.

Income: both units combined

\$32,552 annual income

\$2,713 per month

\$626 per week

Approximate Outgoings: both units combined

Rates - \$1,198 per 1/4 inc water

Body Corp Admin/Sinking Fund - \$2,515 per 1/4

Total outgoings annually - \$14,850 approx

These investment units are in Woodbeck Village, being one of Queensland's finest rental retirement villages located on the fringes of the Beenleigh Town Centre, with a wide choice of shops and services available, half way between Brisbane and the Gold Coast.

With Only One Thing Left To Do...That Is...Beat The Crowds!!!

## More About this Property

|                      |                             |
|----------------------|-----------------------------|
| <b>Property ID</b>   | 1W7NGRF                     |
| <b>Property Type</b> | Unit                        |
| <b>Land Area</b>     | 78 m <sup>2</sup>           |
| <b>Including</b>     | Courtyard<br>Built-in-Robes |

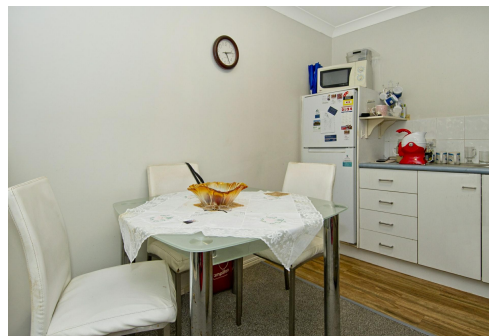
**Adam Randell 0409 692 338**

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