



Boundary lines are approximate and for illustration purposes only.



Chermside

Multi-Income Cash Cow in Central Chermside - Modern Block of 6 Massive Units

Sold By Daniel Waters of LJ Hooker Aspley/Chermside. Please contact for further details.

This property is available and inspections can easily be arranged by appointment. We also have a detailed Information Memorandum available for genuine buyers. Please contact Daniel to arrange your inspection or to request additional information.

Act fast to secure this incredible investment opportunity, which comprises an entire block of 6 contemporary apartments, positioned literally just around the corner from Westfield Chermside Shopping Centre, Prince Charles/St Vincent's Hospitals and a plethora of amenities.

The complex features 6 incredibly spacious apartments (4 x 3 bedroom, 2 bathroom, 2 car and 2 x 2 bedroom, 2 bathroom, 2 car), separately leased to individual tenants. Assessed



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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market rents for the complex total approximately \$218,400 per annum or current rents are approximately \$203,840 per annum with some lease renewals fast approaching.

The contemporary 3 level complex was built circa 2011 and is positioned on a prime 769 sqm block (north/south facing). The apartments aren't currently strata titled, but there is scope for a buyer to add value by doing this in the future if desired (STCA). There is a secure foyer, central staircase and lift in the complex.

The apartments are all large in size and finished with neutral paintwork, quality flooring, quality appliances, air-conditioning and stone bench tops to the kitchen and bathrooms. The dual car accommodation for each unit is an ultra desirable feature, despite the complex being within walking distance of everything.

This convenient pocket of Chermside closely adjoins the Prince Charles and St Vincent Hospital precinct and is positioned just 9km from the Brisbane CBD. The apartment is within a 5 minute walk of Westfield Chermside Shopping Centre. The Westfield Chermside Shopping Centre now provides arguably the best shopping, cinema and restaurant precinct in Brisbane. Being a family friendly location, there are a variety of excellent private and public schools within a short proximity of the complex. Reliable bus transport is available within walking distance and the Airportlink M7 tunnels are located 10 minutes away and provide a direct link to the Airport, City Fringe and Brisbane southside.

Key Features:

- * A contemporary 3 level complex, that includes 6 apartments, built circa 2011
- * 4 x 3 bedroom, 2 bathroom, 2 car apartments
- * 2 x 2 bedroom, 2 bathroom, 2 car apartments
- * The apartments are all incredibly spacious and a finished to a quality standard
- * Assessed market rents of approximately \$218,400 per annum
- * Current market rents of approximately \$203,840 per annum with some lease renewals fast approaching
- * A lift in the complex provides easy living and access
- * Long-term and reliable tenants with a very low turnover. There is also upside in the current rents.
- * The apartments are separately metered for water and electricity
- * The apartments are not strata titled and there are no body corporate fees. Buyers may look to strata title and sell the apartments individually in the future (STCA).

For further information or to arrange your inspection, please contact DANIEL WATERS.



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More About this Property

Property ID	38Q2F1R
Property Type	BlockOfUnits
Land Area	769 m ²

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