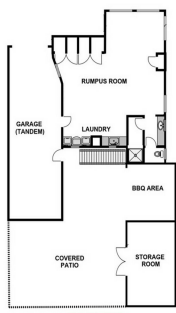




FIRST LEVEL



GROUND LEVEL



## Chermside West, 6 Culworth Street

Incredible Investment Opportunity —\$1,360/week Return  
—Approved Rooming Accommodation

This incredibly unique property represents an exceptional and very rare opportunity for an astute investor looking for a high performing investment in a strong growth suburb in Brisbane's northern suburbs.

With a current gross income of \$70,720 per annum (\$1,360 per week), this property comprises a fully renovated house which is FULLY APPROVED FOR ROOMING ACCOMMODATION. The furnished home features 5 bedrooms, 3 bathrooms, 1 shared kitchen, shared rumpus space and a huge outdoor patio. The home is fully compliant with rooming accommodation requirements and has been achieving a fantastic investment return for the current owner who has enjoyed incredible demand for this well-structured investment property.

Situated on a 607m2 block in one of Chermside West's best pockets, this property benefits



**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.

5

3

2

**For Sale**  
Offers Over \$1.2M

**View**  
By Appointment

**Contact**  
**Joshua Waters**  
0417 800 991  
jwaters@ljhooker.com.au

**LJ Hooker Aspley | Chermside**  
**(07) 3263 6022**

from an elevated position with fantastic convenience to a wide range of nearby amenities and services. The home is within walking distance to City Express Buses, shops and cafes and extensive parkland and walking trails, whilst being a very short drive to Westfield Chermshire Shopping Centre and Prince and St Vincent's Hospitals.

All of the hard work has been done and all you need to do is enjoy the fantastic rental returns and growth potential on offer!

**Special Features Include:**

- \* Solid post-war style home that has been extensively renovated in recent years and presents like new, including polished hardwood floors, LED lighting, fresh neutral paintwork and quality fixtures and fittings throughout.
- \* Configured, approved and compliant for rooming accommodation use
- \* The home has been designed in a way that it can easily be converted back into a standard residential configuration for minimal cost if desired (by converting Bedrooms 4 & 5 into a traditional lounge/dining space —refer floorplan).
- \* The home is being sold fully furnished
- \* 5 furnished bedrooms, each with a bed, built in vanity/basin, fridge, wall mounted TV and storage
- \* 3 renovated bathrooms, including a bathroom on each level plus an ensuite to 1 bedroom
- \* Air-conditioning and ceilings fans to all bedrooms
- \* Renovated shared kitchen and meals space. The kitchen is fully fitted out with all appliances and kitchenware included.
- \* Spacious rumpus space downstairs which is air-conditioned and also includes lot of storage space
- \* Communal laundry area featuring 2 washing machines
- \* Expansive under roof outdoor living area which includes BBQ facilities (with gas connection) and large patio overlooking the private and peaceful backyard
- \* Large lockable storage room adjoining the patio
- \* Lots of off-street parking including a tandem lock up garage plus lot of additional off-street parking spaces to the front and side of the house
- \* Side access down the side of the house
- \* Additional opportunity within current rents based on high demand levels

A summary document of lease profiles, rental income, expenses, inclusions list and other relevant documentation can be provided on request.

Exceptional investment opportunities such as this are incredibly rare, so move quickly to avoid disappointment!

For further information please contact JOSHUA WATERS on 0417 800 991.



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## More About this Property

<b>Property ID</b>	39M2F1R
<b>Property Type</b>	House
<b>Land Area</b>	607 m2
<b>Including</b>	Deck Built-in-Robes

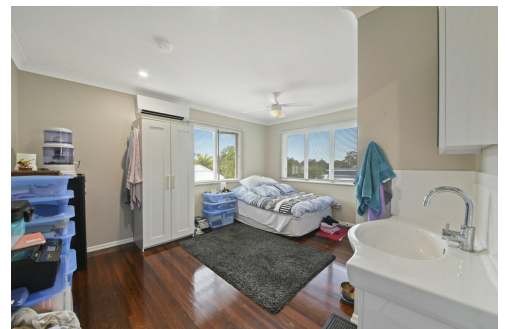
**Joshua Waters 0417 800 991**

Sales Consultant and Registered Valuer | [jwaters@ljhooker.com.au](mailto:jwaters@ljhooker.com.au)

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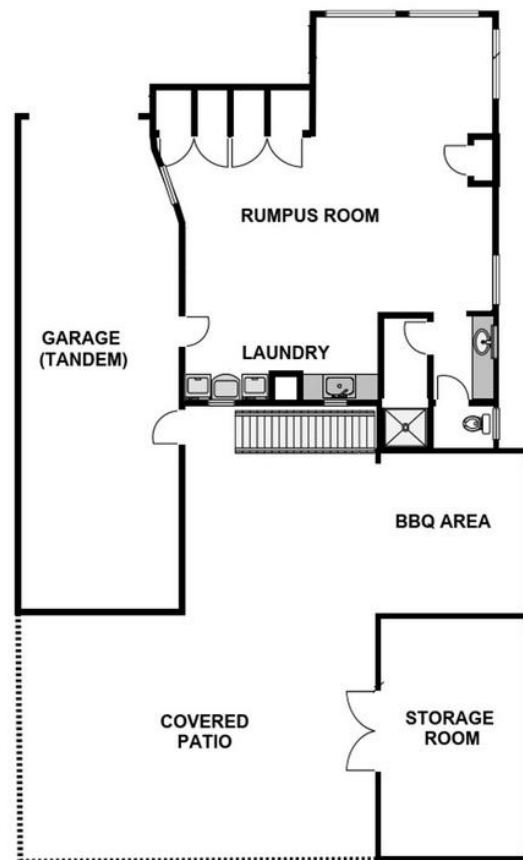


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