



1/183 Warwick Road, Churchill

High-Yield Investment Opportunity

Auction Location: Onsite & Online via Auctions Live

Positioned within the well-regarded Unilink student accommodation complex, this spacious four-bedroom unit delivers an appealing addition to an investment portfolio. Currently fully leased with a strong estimated rental income of \$900 - \$950 per week, this individual room-rentable property offers ultimate income flexibility alongside resort-style complex amenities.

Highlights:

- Fully leased high-yield investment property returning an estimated \$900 - \$950/week
- 4 individually rentable bedrooms (all with built-in robes), including 2 with private ensuites
- Tiled open-plan living and dining area paired with a modern, functional kitchen
- Main bathroom featuring a modern vanity, shower, and separate toilet
- Covered entrance, security screen doors, and peaceful outlooks across local golf course and bushland
- Fantastic complex facilities including a large in-ground swimming

4 3 0

AUCTION

Sat 17th Oct @ 3:00PM

VIEW

Sat 3rd Oct @ 9:00AM - 9:30AM

AGENTS

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AGENCY

LJ Hooker Property Partners
07 3344 0288

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- pool, covered BBQ gazebo, and on-site management
- Direct bus services at the complex; easy access to UniSQ Ipswich, CBD, schools, and local shops

Offering hassle-free operations and maximum peace of mind, residents and tenants benefit from on-site complex management and generous communal spaces. The standout complex facilities feature a large in-ground swimming pool and an adjoining covered BBQ picnic area, all set against a tranquil backdrop of surrounding bushland and the adjacent Sandy Gallop Golf Club.

Designed for modern communal living, the floorplan centres around a sprawling, fully tiled open-plan lounge and dining zone. Bright and easy to maintain, this social hub flows seamlessly from the entrance and incorporates a clean, functional kitchen equipped with sleek dark countertops, ample cabinetry, and modern appliances.

Tailored specifically to maximize rental yield, the accommodation layout comprises four well-proportioned bedrooms, each fitted with built-in wardrobes for storage ease. Two of the bedrooms boast their own private ensuite bathrooms, while the remaining rooms are serviced by a central, well-appointed main bathroom with a separate shower and toilet arrangement.

Location is paramount for attracting long-term tenants, and this address delivers on every front. Daily travel is effortless with bus services stopping right outside the complex. You are minutes away from the University of Southern Queensland (UniSQ) Ipswich Campus, Churchill State School, Ipswich Hospital, and major retail hubs like Yamanto Central and Riverlink Shopping Centre, with easy connections to the Cunningham Highway.

A standout set-and-forget asset offering steady income from day one, contact Gary Liu today to secure this premium investment!

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MORE DETAILS

Property ID	B5BDF4R
Property Type	Unit
Including	Toilets (3)
	Pool
	Courtyard
	Built-in-Robes
	Fully Fenced

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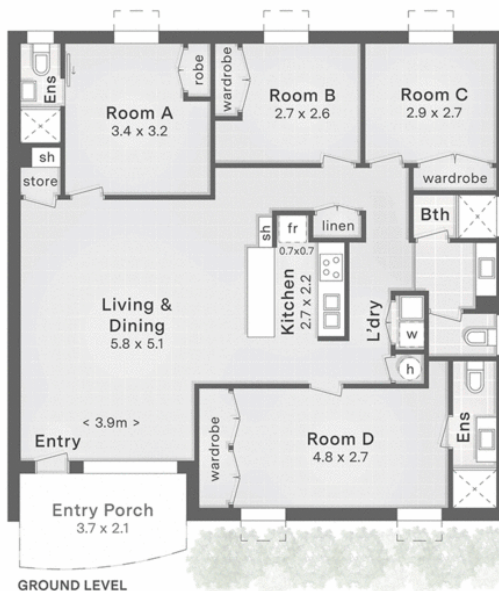


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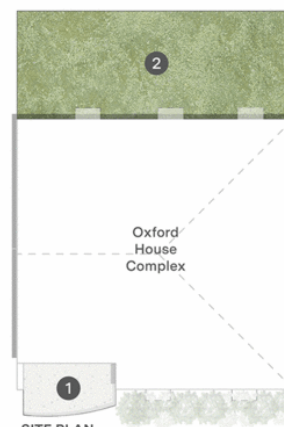


LOCATION MAP

1. Unilink Village
2. University of Southern Queensland
3. Bremer State High School | 4. Ipswich Showgrounds
5. Churchill State School | 6. Briggs Road Sporting Complex
7. Ipswich Hospital | 8. Queens Park
9. Nicholas Street Precinct | 10. Ipswich Train Station
11. Ipswich Grammar School | 12. St Edmund's College
13. Riverlink Shopping Centre | 14. Yamanto Central



GROUND LEVEL



SITE PLAN

1. Entry Porch
2. Complex Lawn

Unilink Village

1/183 Warwick Road Churchill

Internal 117m² | Entry Porch 8m²



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→ 4 Bed → 3 Bath → Complex Parking

Total 125m²

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