



1/141 Auckland Street, Gladstone Central

HIGH-YIELD GLADSTONE CBD INVESTMENT

Offering immediate rental income and a secure tenancy through to December 2026, this ground-floor, single-level two-bedroom unit presents an excellent opportunity for investors seeking a low-maintenance property with a proven return.

Positioned within an established complex in Gladstone Central, the property is just moments from the CBD, shopping centres, restaurants, schools and public transport. Its convenient location continues to appeal to tenants looking for easy access to everyday amenities.

Designed for practical, low-maintenance living, the unit features two good-sized bedrooms, both complete with built-in robes and air conditioning. The main bedroom also benefits from sliding door access fitted with security screening, allowing natural light and airflow throughout the room.

The air-conditioned open-plan living and dining area offers a functional layout with tiled flooring throughout for durability and ease of maintenance. Roller blinds and security screens have been installed throughout for added comfort and security.

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FOR SALE
\$310,000

VIEW
By Appointment

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

 **LJ Hooker**

The kitchen includes a cooktop, oven, dishwasher and practical storage, while the renovated bathroom incorporates a shower, vanity, toilet and integrated laundry facilities. The property also includes one allocated undercover car space.

Property Features:

- Ground-floor, single-level unit
- Two air-conditioned bedrooms with built-in robes
- Air-conditioned open-plan living and dining area
- Renovated bathroom with integrated laundry
- Functional kitchen with dishwasher
- One undercover car space
- Security screens and roller blinds throughout
- Convenient Gladstone Central location

Financial Information:

- Tenanted until December 2026
- Approx. Net ROI: 5.91%*
- Current Rent: \$360 per week
- Council Rates: Approx. \$3,451 per annum
- Body Corporate: Approx. \$3,414 per annum

With a tenant already in place, an approximate net return of 5.91% and a convenient central location, this property offers an attractive opportunity for investors seeking immediate income and low-maintenance ownership. Affordable investment properties delivering this level of return are becoming increasingly difficult to find.

Contact LJ Hooker Gladstone today for further information or to arrange an inspection.

- Approximate net return has been calculated using the current rental income and disclosed annual outgoings. Actual return may vary depending on the purchase price and individual circumstances.

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.

MORE DETAILS

Property ID F5J1V
Property Type Unit
House Size 68 m2
Land Area 68 m2
Including Air Conditioning
Courtyard
Balcony
Built-in-Robes
close to schools
close to shops
close to transport
internal laundry

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