



26 Broughton Road, Kedron

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BLUE CHIP INVESTMENT OPPORTUNITY BLOCK OF 5 UNITS ON 809m² —6KM FROM CBD!

FOR SALE
Under Contract

AGENTS

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

AGENCY

LJ Hooker Aspley | Chermside
(07) 3263 6022

Act fast to secure this incredible investment opportunity, which comprises a block of 5 units on 1 title. Positioned in the heart of Kedron, just 6km from the CBD, the property offers incredible convenience to transport networks, shops, schools, cafes and parks.

Situated on 809m² of LMR2 zoned land, with its potential for significant value growth and the ability to generate a strong cash flow, this investment promises substantial returns for one lucky buyer. Whether you're looking to hold, improve or explore redevelopment options, this property presents the perfect opportunity to add to your portfolio.

The building features 5 units (1 x 3 bedroom, 2 x 2 bedroom & 2 x 1 bedroom). Units 1 and 3 are owner occupied and Units 2, 4 and 5 are currently leased with agreements that expire between September 2025 and February 2026.

The fully leased market rent for the building has been assessed at

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.

 **LJ Hooker**

approximately \$141,700 per annum (\$2,725 per week).

There is also substantial potential for further income enhancement through cosmetic updates to the units.

Each unit is very neat and tidy and has undergone varying degrees of renovations or cosmetic updates to ensure they are very attractive to the rental market.

Positioned in a popular pocket of Kedron just 6km from the CBD, the location is incredibly convenient and offers easy access to city express bus stops, plenty of local cafes and numerous retail options (including Westfield Chermside, Coles Kedron and Lutwyche Shopping Centre) and the popular Kedron Brook parklands and Bike/Walking paths. The airport link tunnel (which also connects to the ICB and Clem7 tunnel) is also just around the corner, making for easy and direct access to all parts of Brisbane.

Opportunities like this rarely become available and are never on the market for long.

MORE DETAILS

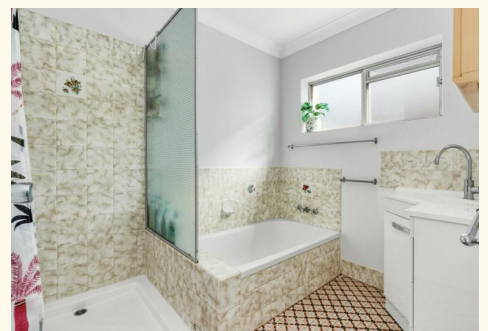
Property ID	3AAWF1R
Property Type	BlockOfUnits
Land Area	809 m2
Including	Study Deck Dishwasher Built-in-Robes

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Business Owner, Sales Consultant and Registered Valuer |
jwaters@ljhooker.com.au

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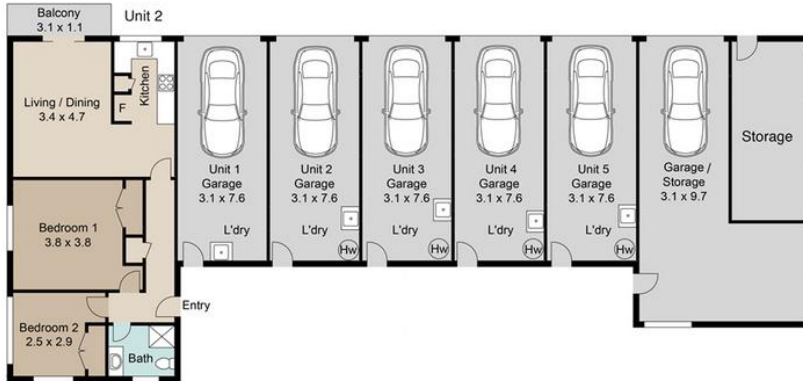
1359 Gympie Road, ASPLEY QLD 4034
aspley.ljhooker.com.au | aspley@ljhooker.com.au



26 Broughton Road



Upper Level



Ground Level

Internal 457 m² | External 19 m² | Total 476 m²



Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.