

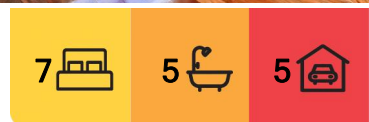
## Kedron

### INVESTMENT OPPORTUNITY IN THE HEART OF THE INNER CITY - BLOCK OF FIVE UNITS!

The perfect opportunity for savvy developers and investors has arrived, and we are excited to present this outstanding block of five units, ready to be transformed into a lucrative investment. Situated in a prime location, this property offers incredible potential, whether you're looking to add value with some light refurbishment or simply enjoy the steady rental income from the existing tenants. With just a little TLC, you can unlock the full value of this beauty and watch your investment thrive in an area that is rapidly appreciating. Positioned on a generous 809M2 block, this property is a dream come true for those seeking a reliable income stream in a highly sought-after inner-city location.

Don't miss out on this incredible investment opportunity - location plus potential!

Contact us today to arrange an inspection.



**For Sale**  
Expressions of Interest

**View**  
By Appointment

**Contact**  
**Wayne Cornell**  
0410 405 031  
wcornell.albanycreek@ljhooker.com.au



**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.

**LJ Hooker Albany Creek | Warner**  
**(07) 3264 9000**

#### Property Features:

- \* 5 Individual Units; 3 x 1 Bedroom Units, 2 x 2 Bedroom Units
- \* Each Unit Includes a Single Lock-Up Garage
- \* Current Weekly Rental Return: \$1,910 (with annual rent reviews)
- \* Land Size: Generous 809m2 block
- \* No Body Corporate Fees

#### Unit Breakdown:

- \* Unit 1 - 2 Bedrooms, 1 Bathroom, 1 Lock-Up Garage - \$400 per week
- \* Unit 2 - 1 Bedroom, 1 Bathroom, 1 Lock-Up Garage - \$360 per week (increase to \$400 in May 2025)
- \* Unit 3 - 2 Bedrooms, 1 Bathroom, 1 Lock-Up Garage - \$400 per week
- \* Unit 4 - 1 Bedroom, 1 Bathroom, 1 Lock-Up Garage - \$380 per week
- \* Unit 5 - 1 Bedroom, 1 Bathroom, 1 Lock-Up Garage - \$370 per week

#### Location:

- \* Close proximity to the Clem 7 and Airport Link tunnels
- \* Walking distance to shopping centres, cafes, gyms and all local amenities
- \* Near Padua/ Mt Alvernia Primary and Secondary Schools
- \* Close to the Kedron Brook Busway Station, bikeways and parklands
- \* Enjoy the benefits of inner city living

#### Disclaimer:

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

"LJ Hooker Property Connections also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 3264 9000."

## More About this Property

<b>Property ID</b>	1TKEF1H
<b>Property Type</b>	Unit
<b>Land Area</b>	809 m2
<b>Including</b>	Toilets (5)

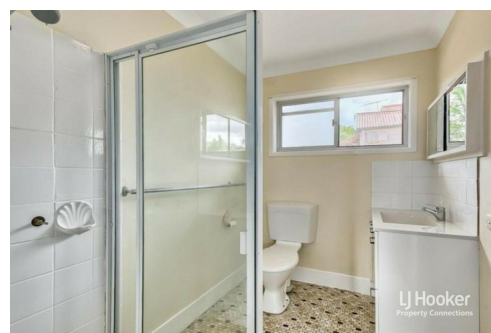
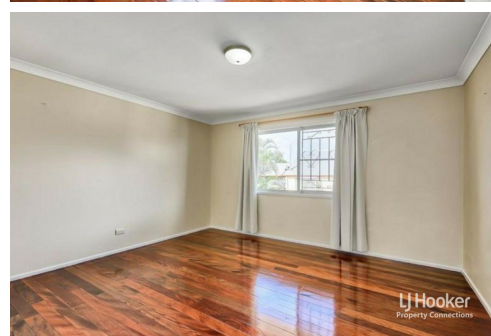
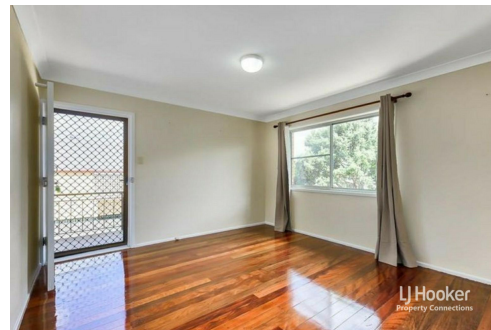
#### Wayne Cornell 0410 405 031

Sales Consultant | [wcornell.albanycreek@ljhooker.com.au](mailto:wcornell.albanycreek@ljhooker.com.au)

#### LJ Hooker Albany Creek | Warner (07) 3264 9000

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