







Queanbeyan, 28 Donald Road

Investment Opportunity

LJ Hooker Queanbeyan | Jerrabomberra | Googong is delighted to present for sale this rare opportunity to secure an entire complex of 8 units.

Located in a prime location only a short walk to the centre of Queanbeyan and arterial roads leading to Canberra.

Neat single storey complex on single title comprising of 8 x 1-bedroom units all with internal laundry facilities and allocated carports.

All units occupied and fully tenanted by long term tenants. This property is under a single title and not bound by strata fees.

Level parcel of land comprising 1,700m² in total with potential for future strata subdivision and each unit with own private courtyard an option. (Subject to Q.P.R.C approval.)

8 | 8 | 8

For Sale
Contact Agent

View
ljhooker.com.au/C35HXS

Contact

Peter Stumbles
0418 630 002
peter.stumbles@ljhooker.com.au

Jonathon Stumbles
0418 162 701
jon.stumbles@ljhooker.com.au

LJ Hooker

LJ Hooker Queanbeyan | Jerrabomberra | Googong
02 6297 3333

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.

Tenancies:
Unit 1 leased at $300 per week
Unit 2 leased at $300 per week
Unit 3 leased at $300 per week
Unit 4 leased at $300 per week
Unit 5 leased at $300 per week
Unit 6 leased at $300 per week
Unit 7 leased at $300 per week
Unit 8 leased at $300 per week

Estimated Total Gross Income:
$124,800.00

Estimated Annual Expenses:
QPRC Rates $7,000.00
Rental Agent Fees $8,663.00
Insurance Costs $2,000.00
TOTAL= $17,663.00

Estimated Nett Income:
$107,137.00

Estimated Potential Income Yield:
Purchased at $1.795 million = 6% Nett

NO BODY CORPORATE FEES - SINGLE TITLE

Ideal for Self-Managed Super Fund or astute investor. Contact our office today to obtain an investment report or to schedule an inspection.







More About this Property

Property ID	C35HXS
Property Type	BlockOfUnits

Peter Stumbles 0418 630 002
Principal | peter.stumbles@ljhooker.com.au
Jonathon Stumbles 0418 162 701
Sales Manager | jon.stumbles@ljhooker.com.au

LJ Hooker Queanbeyan | Jerrabomberra | Googong 02 6297 3333
20 Monaro Street, QUEANBEYAN NSW 2620
queanbeyan.ljhooker.com.au | qbn@ljhooker.com.au

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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.
The information herein is gathered from sources we believe to be reliable.

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