



7 Bowers Place, Queanbeyan

6 x 1 Bedroom Unit complex - Single Title

LJ Hooker Queanbeyan | Jerrabomberra | Googong is proud to present 7 Bowers Place, Karabar.

An exceptional chance to secure a tenanted residential complex in a quiet, tightly held cul-de-sac location. Comprising six one-bedroom units all on a single title, this well-maintained and recently repainted complex offers a rare combination of immediate rental income, long-term stability, and future capital growth.

This single-level development is home to long-term tenants and has been carefully maintained, with all units in good condition. The estimated gross annual income sits at \$103,560, with a strong estimated net annual return of \$77,842. Parking is well catered for, with five allocated undercover carports plus an additional off-street space at the front of the property.

Opportunities to secure developments of this calibre are increasingly hard to find. Whether you are looking to expand your portfolio, invest through a self-managed super fund, or secure a solid long-term asset, this property ticks all the boxes.

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FOR SALE
\$1,470,000

AGENTS

Peter Stumbles
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AGENCY

LJ Hooker Queanbeyan | Jerrabomberra
| Googong
02 6297 3333

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.



Level 847m² block with R2 - Low Density Residential Zoning.

Income:

Unit 12 - On continuation \$330 per week
Unit 13 - On continuation \$330 per week
Unit 14 - On continuation \$330 per week
Unit 15 - Vacant \$330 per week
Unit 16 - On continuation \$330 per week
Unit 17 - On continuation \$330 per week

- *Plus washing machine income (estimate annually) \$600

Estimated Gross Annual Income \$103,560

Expenses:

Agent Fees \$7,207
QPRC Rates & Water Charges \$11,311
Insurance \$5,200
Laundry electricity & hot water \$2,000 (Estimate)

Estimated Annual Expenses \$25,718

Estimated Nett Annual Income \$77,842

For more information or to arrange an inspection, contact Peter Stumbles on 0418 630 002.

MORE DETAILS

Property ID CYHHXS
Property Type BlockOfUnits
Land Area 847 m²

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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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