






24A Cottell Street, Roma

6  5  6 

Three Homes, One Title, Zero Body Corporate – Welcome to Your Next Smart Investment

This is not your typical unit complex, and that is precisely the point. Nestled on a generous 1,012 square metre block, this remarkable property comprises three fully detached residences, each brimming with its own personality. From a cleverly converted Titan shed to a charming traditional home, this collection delivers character, income, and convenience in one compelling package.

- *Residence One – Two Bedrooms, One Bathroom**

A stylish transformation of a Titan shed into an open-plan haven. Both bedrooms feature carpet flooring, ceiling fans, and split system air conditioning, while the central lounge and dining zone keeps everyone comfortable year-round. A functional kitchen sits near the entryway, and outside you will find a generous carport and verandah, concrete driveway, and a beautifully landscaped fully fenced yard complete with bark chip and bottle trees. Low maintenance has never looked this good.

FOR SALE
\$825,000

VIEW
By Appointment

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 **LJ Hooker**

- *Residence Two – Two Bedrooms, Two Bathrooms plus office and studio**

The centrepiece of the complex, this steel construction Titan shed home delivers serious space across two bedrooms, separate studio and office and two bathrooms. A private enclosed front verandah showcases gorgeous antique doors, while full air conditioning ensures comfort regardless of the season. New adjustable stumps and a concreted driveway with carport round out this impressive dwelling.

- *Residence Three – Two Bedrooms, Two Bathrooms**

A quaint verandah welcomes you into this charming home, where split system air conditioning, built-in storage, and spacious carpeted living areas await. The second bedroom and additional bathroom sit downstairs alongside a combined laundry. Twenty solar panels on the roof keep energy costs firmly in check, while vinyl cladding, steel stumps, and a termite protection system ensure longevity with minimal fuss.

- *Shared Features That Tie It All Together**

Stunning antique French doors and claw-style bathtubs add undeniable character across the residences. New plumbing, wiring, and fittings throughout provide peace of mind, while separate power meters for each dwelling keep things straightforward. Four carport spaces and two off-street parks handle vehicle accommodation with ease.

With combined weekly rental income of \$1300 across secured long-term leases and council rates of approximately \$3600 annually the numbers speak for themselves.

Three distinct homes, six bedrooms, five bathrooms, and one outstanding opportunity. Arrange your inspection today before someone else does the maths first.

MORE DETAILS

Property ID	C1QHG2
Property Type	Unit
Land Area	1012 m2
Including	Toilets (5)

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