

Sandgate, 24 Sixth Avenue

BLUE CHIP INVESTMENT OPPORTUNITY —BLOCK OF 5 FLATS ON 1,012sqm - A BAYSIDE GEM WITH UNMATCHED CONVENIENCE

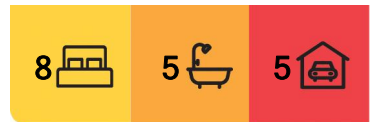
****This property is available and an information memorandum is available for genuine buyers. Please contact Joshua Waters to register for one of the upcoming private inspections.****

Act fast to secure this incredible investment opportunity, which comprises a block of 5 flats positioned within just minutes of the vibrant Sandgate foreshore, shops and transport links.

Situated on a large 1,012sqm block, 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.



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.



For Sale
Under Contract

View
ljhooker.com.au/396EF1R

Contact
Joshua Waters
0417 800 991
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LJ Hooker Aspley | Chermiside
(07) 3263 6022

The complex features 5 units (3 x 2 bedroom & 2 x 1 bedroom) all separately leased and provides a total current gross rent of approximately \$105,820 per annum with potential for further income enhancement through upcoming lease renewals and cosmetic updates.

Each unit is very neat and tidy and has undergone cosmetic updates to ensure they are very attractive to the rental market. The units are separately metered and feature air-conditioning.

Sandgate is a highly sought-after bayside suburb, offering a relaxed lifestyle with the perfect blend of community spirit and modern convenience. Situated just 200m from the stunning Sandgate foreshore, residents enjoy easy access to waterfront parklands, scenic walking and bike paths, as well as a variety of local cafés and restaurants. The vibrant Sandgate business district is only 150m away, providing all the essential services within arm's reach. Public transport is incredibly accessible, with Sandgate Train Station just a 10-minute walk (700m) away and bus stops at the end of the street. Families will appreciate the proximity to both public and private schools, while commuters benefit from quick access to the M1 for travel to Brisbane City, the Airport, or the Sunshine and Gold Coasts.

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

To discuss this opportunity further or to arrange your inspection, please contact JOSHUA WATERS.

More About this Property

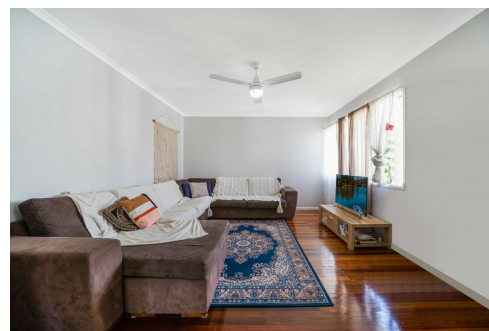
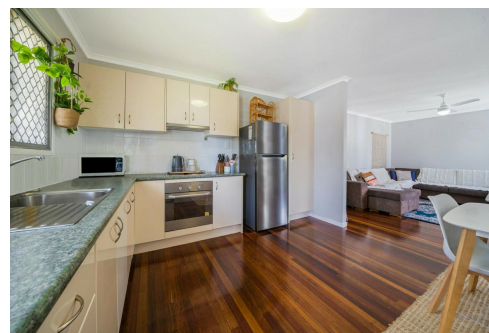
Property ID	396EF1R
Property Type	BlockOfUnits
Land Area	1012 m2
Including	Deck

Joshua Waters 0417 800 991

Business Owner, Sales Consultant and Registered Valuer |
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