



15/25 Drabble Road, Scarborough

Ground Floor Unit in Ideal Coastal Location

Just 800m from the Beach! Located at the rear of the complex at 25 Drabble Road, this property presents an excellent opportunity for investors seeking stable returns on a great street; or an amazing opportunity for a first home buyer wishing to take advantage of a coastal lifestyle.

Offering a functional and practical layout, the home provides comfortable living with strong tenant appeal. The design maximises internal space while remaining low maintenance, making it ideal for long term rental performance.

Currently leased at \$410 per week until April, the property delivers immediate rental income with the option to move in or lease out after settlement & when the tenancy ends.

Located close to local shops, public transport, parks and everyday amenities, this address continues to attract quality tenants seeking convenience and accessibility.

A smart addition to any portfolio, this is an opportunity to secure a well-positioned investment with reliable income and long term growth

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FOR SALE
\$756,000

AGENTS

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AGENCY

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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**

potential.

FEATURES

Split System Air Conditioning in Living Room
Property Walking Distance to Beach
Open Plan Kitchen, Living and Dining
Bathroom with Hidden Laundry Cupboards
Spacious Bedrooms
Front Porch for Enjoying Morning Coffees or Afternoon Sunsets
Back Door Giving Access to Common Laundry Line

TITLE DETAILS

Lot 15 on Strata Plan 000829
Volume 510 Folio 159A

STRATA INFORMATION

Internal area - 72m²
Total area of complex - 4,647m²
Number of lots in complex —22 Units

CURRENT LEASE

\$410 per week until 24 April 2026

ESTIMATED RENTAL RETURN

\$700 per week following the cessation of the current lease (~5% GRO)

OUTGOINGS

Council Rates - \$1692.33 per annum approx.
Water Rates - \$1130.47 per annum approx.
Strata Levy \$580 per quarter
Reserve Levy \$290 per quarter

For more information or to put in an offer, contact Kira or Kalin today.

Disclaimer: The information provided is believed to be accurate but cannot be guaranteed. Interested parties are encouraged to make their own enquiries to satisfy themselves as to the accuracy of all details.

MORE DETAILS

Property ID	8BBHNF
Property Type	Unit
House Size	72 m ²
Land Area	72 m ²
Including	Air Conditioning Car Parking - Surface Carpeted Close to Schools Close to Shops Close to Transport

Kira Willis 0424 339 905

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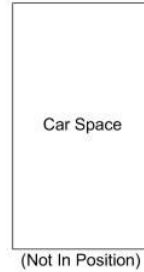


Unit 15, 25 Drabble Road, Scarborough

2 Bed 1 Bath 1 Car



FLOOR PLAN



CAR SPACE

Internal : 70m²
External : 6m²



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