



## Windsor, 147 Albion Road

GROSS RETURN \$60,000 - ROOMING  
ACCOMMODATION !

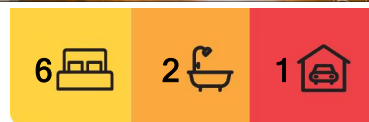
Sitting in one of the fastest growing pockets within Brisbane's inner north, this home presents investors with a high-yielding, set and forget investment that is positioned on a prime 354m2 allotment zoned as LMR2.

Immaculately presented throughout with secure tenancies in place, this property holds enormous potential to capitalize in such a premium and fast growing location. Ideally located within the heart of Windsor, the home presents easy access to Sandgate and Lutwyche Rd with ample public transport, cafes, restaurants, and shopping venues nearby.

The property offers a great income generating prospect with returns of approx. \$60,580 P.A with the potential to increase revenue through renovation or further development. It also enjoys a prime location with close proximity to Lutwyche Market Central, Windsor Park, Windsor Station, and the Brisbane CBD.



**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**  
OPEN TO OFFERS!

**View**  
[ljhooker.com.au/1BTAF4N](http://ljhooker.com.au/1BTAF4N)

**Contact**  
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**LJ Hooker Stafford**  
(07) 3357 1888



#### FEATURES:

- + A total of five individually metered rooms, all with current leases in place.
- + Well maintained kitchen with ample storage and counter top space.
- + Neat backyard towards the rear, with a communal clothes line.
- + Internal laundry space underneath the home.
- + Additional rumpus area underneath the home with an additional kitchenette.
- + Secure garage for one car, with additional space for storage.
- + Level 354m2 allotment zoned as Low-Medium Density Residential (LMR2).
- + Easy access to the CBD via Lutwyche Rd or Sandgate Rd.

A set and forget investment, in a prime location such as Windsor will sell! Call Dean and Harry for the sales report and current lease agreements!!

## More About this Property

<b>Property ID</b>	1BTAF4N
<b>Property Type</b>	House
<b>Land Area</b>	354 m <sup>2</sup>

#### Dean Hamilton 0400 799 447

Independent Contractor - Dean H Pty Ltd | [dean.hamilton@ljhooker.com.au](mailto:dean.hamilton@ljhooker.com.au)

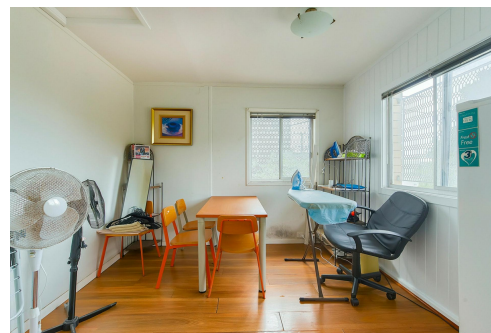
#### Bianca Smith

Rental Team Manager | [bianca.smith@ljhooker.com.au](mailto:bianca.smith@ljhooker.com.au)

#### LJ Hooker Stafford (07) 3357 1888

205 Stafford Road, STAFFORD QLD 4053

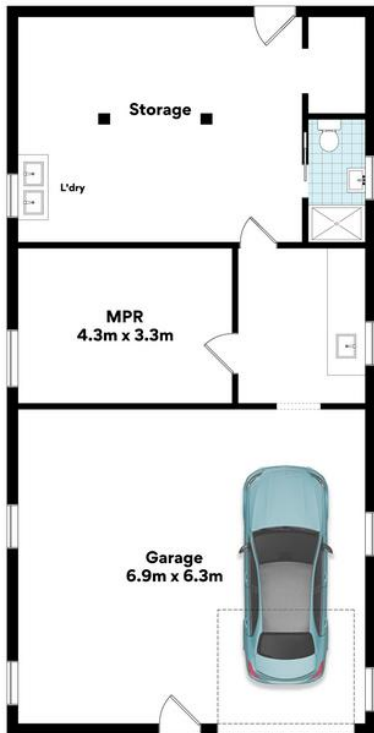
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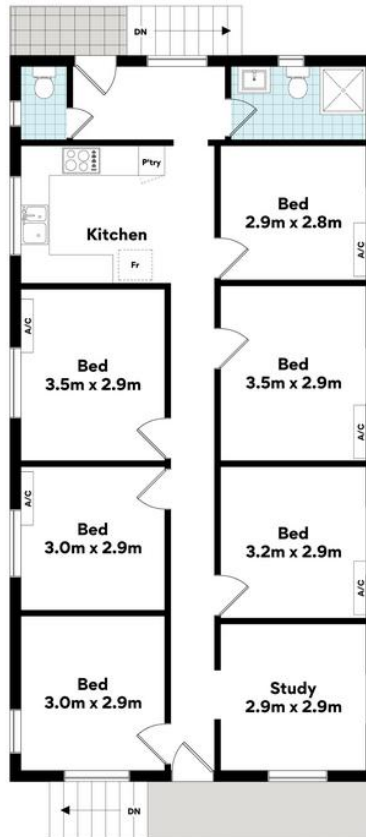
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**(07) 3357 1888**



GROUND FLOOR



FIRST FLOOR

**147 Albion Rd,  
Windsor**



**FLOOR AREA SIZES**

Internal 169m<sup>2</sup> | External 8m<sup>2</sup>

Garage 49m<sup>2</sup>

**TOTAL 226m<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

These plans are for representation purposes only. Provided by primepixels.com.au