



## Zillmere, 6 Gledson Street

BLUE CHIP INVESTMENT OPPORTUNITY - MODERN  
BLOCK OF 4 UNITS —SUPER CONVENIENT  
LOCATION

Move fast as exceptional investment opportunities like this don't last long!

Built in 2010, this modern complex consists of 4 x 2 bedroom, 2 bathroom units which are all very well presented and have spacious floorplans. The property is located on a quiet inside street in an incredibly convenient position close to everything.

The complex has been built to a high standard with each unit comprising stone benchtops, quality fixtures and fitting, fully tiled floors, and spacious and functional floorplans which make them very attractive and comfortable.

The complex is fully leased to good quality long-term tenants with a current gross rental return of \$104,520 per annum.



**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/37VCF1R](http://ljhooker.com.au/37VCF1R)

**Contact**  
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**LJ Hooker Aspley | Chermide**  
**(07) 3263 6022**

Unit 1 is located on the ground floor and benefits from a very large outdoor patio and courtyard. This unit has its own private entry, along with direct access from a private and secure adjoining garage.

Units 2, 3 & 4 are located on the first level and are accessed via a secure common stairwell with intercom. These units have large balconies with elevated views to the north (Unit 2) and south (Units 3 & 4).

All units have their own secure single-car garage with remote controlled roller door.

The complex is currently held on one title, however it has been constructed to easily enable the units to be individually strata titled if desired.

The property benefits from an ultra-convenient location within easy reach of every required service and amenity. Taigum Square Shopping Centre is just 750m away and Zillmere Train Station (and adjoining retail precinct) is just 1km away. There are also numerous buses just around the corner which service the CBD and local area. Zillmere is just 13km north of Brisbane's CBD and is just 5 minutes drive from Westfield Chermshire Shopping Centre (Queensland's largest shopping Centre) and provides easy access to the Brisbane Airport and Gateway Motorway. The location is also within easy reach of the Geebung/Virginia employment precinct and local parklands and sporting fields. A summary document of lease profiles, rental income, expenses and market rent analysis can be provided on request.

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

## More About this Property

|                      |                    |
|----------------------|--------------------|
| <b>Property ID</b>   | 37VCF1R            |
| <b>Property Type</b> | BlockOfUnits       |
| <b>Land Area</b>     | 607 m <sup>2</sup> |

**Joshua Waters 0417 800 991**  
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