

1-4/8 Price Street, Belgian Gardens, Qld 4810

Block Of Units For Sale

Thursday, 13 June 2024

Whaites
+co.

1-4/8 Price Street, Belgian Gardens, Qld 4810

Bedrooms: 7

Bathrooms: 4

Parkings: 4

Area: 809 m2

Type: Block Of Units



Jess Whaites

Offers Over \$739,000

UNIT 4 ONLY - Open for Inspection Nestled just moments away from the beach and conveniently close to the CBD and the airport, this sturdy four pack promises a savvy investment for smart buyers. Boasting three well-appointed 2-bedroom units and one very large 1 bedroom unit, this property in a prime location offers durability and reliability, ensuring long-term value for investors. The rental return is as follows: Unit 1 (one bedroom, 1 bathroom) - \$250/week, lease expires 21/10/2024. Appraised amount for future tenancy \$280-\$320/week. The following are all two bedrooms, 1 bathroom: Unit 2 - \$260/week, lease expires 12/01/2025. Appraised amount for future tenancy \$320-\$360/week. Unit 3 - \$290/week, lease expires 13/01/2025. Appraised amount for future tenancy \$320-\$360/week. Unit 4 - Currently vacant and ripe for renovation. Appraised amount for future tenancy \$320-\$360/week. All four units have a single open air car space on site. With a little TLC, this four pack of units could be the added gem to your portfolio, or just rent them as they currently are. Present approximate yield with current tenancies in place including approximate rental amount for unit 4, approx \$58,000, a current gross yield of 7.8%. A little TLC and a potential future yield of approx \$70,000, a whopping 9.4% yield. Townsville City Council Rates approx \$6,200/half year. Let's talk about location! This city fringe opportunity excels when it comes to location, and being situated in a tree lined street of Belgian Gardens, you can be sure that all the best that Townsville has to offer is at your fingertips. The seaside attractions of Rowes Bay, Soroptimist Park, the Strand and Castle Hill are right on the doorstep of your new investment. Plus sought after cafes, the Townsville airport and the CBD are all just moments away - the list is endless when it comes to location convenience. All information (including but not limited to the property area, floor size, price, address and general property description) on online advertising is provided as a convenience to you, and has been provided to Whaites + Co by third parties.