

1/4 Ball Street, Drayton, Qld 4350

Raine&Horne

Unit For Sale

Wednesday, 17 April 2024

1/4 Ball Street, Drayton, Qld 4350

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 78 m2

Type: Unit



John Rizqallah
0427976007



Scott Couper
0418534144

Offers Over \$299,000

Attention first home buyers and savvy investors! Welcome to your opportunity to secure a piece of prime real estate in Drayton. Presenting a stylish and affordable 2-bedroom, 1-bathroom unit with convenient car accommodation. Whether you're a first-time buyer eager to step onto the property ladder or an investor seeking a lucrative opportunity, this unit offers the perfect blend of comfort, convenience, and potential for growth. But the benefits don't end there. This unit's prime location near the University of Southern Queensland makes it an attractive option for both first home buyers and investors. Students, faculty, and professionals alike will appreciate the proximity to campus, as well as the abundance of local amenities, including shops, cafes, parks, and more. For first home buyers, this unit represents an exciting opportunity to enter the property market and secure a place to call your own. With low maintenance and affordable living costs, it's the perfect starting point for building equity and realizing your homeownership dreams. For investors, this unit offers excellent rental potential in a highly sought-after location. Take advantage of the strong demand for student accommodation and enjoy steady rental income and potential for capital growth. This property boasts many features which include the following: Two large bedrooms with built-ins Separate lounge and dining Well-appointed kitchen with Dishwasher, electric stove, and Double sink single lock up internal garage with laundry Reverse cycle air conditioning in the lounge room Security screens Separate bath and shower Separate Toilet NBN to the node Located only minutes from shops, schools, and the university. There is a current lease in place until the 8/7/2024 with the tenants paying \$330.00 Per week. Investors Take Note: Land Rates ½ Nett: \$1103.57 Every 6 months. Water Rates ½ Nett: \$315.29 Every 6 Months Rental Appraisal completed: \$360.00 - \$370.00 Per week in the current Market. Body Corporate fees: \$200.00 Per Quarter which includes Building Insurance, Annual pest sprays and maintenance of the common grounds and garden care. Don't miss out on this fantastic opportunity to secure your future in Drayton. Call John or Scott now for your private inspection or look out for open house times.