

**100/8 Varsityview Court, Sippy Downs, Qld 4556**



**Apartment For Sale**

Monday, 22 January 2024

100/8 Varsityview Court, Sippy Downs, Qld 4556

**Bedrooms: 4**

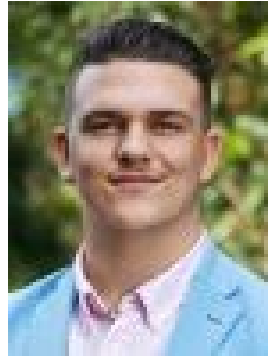
**Bathrooms: 4**

**Parkings: 1**

**Type: Apartment**



Ben Hamilton  
0431325955



Miles Brechelt  
0419755141

**\$390,000 - \$420,000**

This superb apartment is ideally positioned within the sought after 'Varsity' university accommodation complex and presents one of the highest cash flow investment properties available anywhere in South East QLD today. Boasting a unique 4 bedroom 4 bathroom layout, each bedroom is leased individually to maximise rental return, this is a true 'set and forget' high income opportunity that can't be beaten.- Tenants paying an astonishing current gross rent of \$924 per week- Fully leased with 4 rent-paying student tenants in occupation- Great sized bedrooms all with built ins and individual ensuites- Open plan living/dining with air-conditioning plus covered balcony area- Fully Furnished, including beds, desks, lounges, stools and outdoor setting- Quiet and private corner complex location with private leafy aspect- Gated secure access complex, with single dedicated car space- Incredible complex facilities including 2 pools, tennis court, gym and more- 24 hour onsite tenant management, security and maintenance staff- Central location, easy walk to the University, transport, shops, and cafes- Less than 15 minutes drive to pristine beaches and major shopping centres- Approx. Strata levies; - Admin fund \$2303p/q, - Sinking fund \$193p/q- Water usage and electricity all included, Council rates approx. \$1268 p/half- High-demand complex, often at zero vacancy with tenant waiting list