

105 Bowen Street, Roma, Qld 4455



Block Of Units For Sale

Friday, 5 April 2024

105 Bowen Street, Roma, Qld 4455

Bedrooms: 8

Bathrooms: 4

Parkings: 4

Area: 800 m2

Type: Block Of Units



Morgan Rowbotham

Offers Over \$1,150,000

• 4 x 2 bedroom units (fully furnished) • NOT strata titled • NO body corporate fees • Cash flow POSITIVE • Best Location • Invest in Roma? WHY - our booming gas industry forecast, lack of rental accommodation Fully Information Memorandum available by request. This impressive double story block consists of four x two bedroom units, each boasting their own laundry, and private patio/balcony. Occupying 800 sqm of land, this property presents a remarkable opportunity as a low maintenance, excellent rental yield investment. Its proximity to local amenities including both schools, hospital and parks adds to its appeal. Meticulously renovated with generous floorplans, creating a sense of timeless elegance and high-end finishes catering to professional tenants, ensuring both style and functionality in every detail. Key Features: • Four x two bedroom units each with excellent sized built in bedrooms and open plan living areas boasting a modern, white kitchen at the centre of its entertainment space between the living and dining • Modern bathrooms with toilet, vanity and showers. Downstairs units have laundry facilities in that space • Split systems air conditioning throughout each unit (both bedrooms plus the living area) • Two x two six metre carports with concrete driveway access • Low maintenance lawn and garden areas surrounding the complex, including separate grassed areas to the rear of units 2 and 4 • Each unit is fully furnished with an inventory list available on request Approximately yielding a gross rental income of \$98,800 pa with projected operating costs of \$9,760, the approximate net yield of \$89,041 pa places this property at the forefront of solid investments. The rental surge driven by Roma's expanding population and persistent undersupply of rental stock indicates a trend unlikely to wane. What sets 105 Bowen Street apart is its commitment to design and deluxe with high-end finishes, impressively low outgoings, proven factual rents with room to grow, while boasting the lowest running costs on the market, with bare-bones maintenance and no body corporate fees, providing the best net return. Contact Morgan Rowbotham to arrange an inspection on 0419 850 369 or for an information memorandum, email - morgan.rowbotham@raywhite.com