

**107 Vale Street, Moorooka, Qld 4105**

**Eagle** real  
estate

**Block Of Units For Sale**

Saturday, 13 April 2024

107 Vale Street, Moorooka, Qld 4105

**Bedrooms: 12**

**Bathrooms: 6**

**Parkings: 6**

**Area: 802 m2**

**Type: Block Of Units**



Eagle Real

## Offers over \$2,750,000

This is the first time this property has been on the market in 26 years. The complex of six units is Strata titled. You can sell each unit individually or keep all units and receive immediate cash flow. An ideal investment for a self managed super fund. This valuable corner block has frontages on Vale Street and Gainsborough Street. Each unit receives plenty of natural light because the building is located on 802m<sup>2</sup>. Mature Poinciana trees provide shade and attract local bird life. Each unit has two bedrooms, 1 bathroom and 1 lock up garage. All bedrooms have built in wardrobes. The complex has been well maintained and three units have renovated kitchens. Each unit is approximately 65m<sup>2</sup> with a generous 30m<sup>2</sup> garage. Built in approximately 1981 the complex has a low maintenance, brick exterior. Lucrative income potential estimated at \$140,000 per annum. Five of the units are currently rented. Unit 6 is vacant and has a rental estimate of \$500 per week. Convenient location: - 400m to Moorooka Primary school - 500m to Moorooka shopping strip (including Woolworths) - 400m to bus routes along Beaudesert Road - 750m to Moorooka train station - 3.3km to the Queensland Tennis centre - 7.5km to the City. With the Brisbane Olympics approaching, the complex is located in between The Gabba & Queensland Sport and Athletics Centre (QSAC) at Mount Gravatt. Features: - Two off street visitor car parks - Stairwells are concrete and protected from the weather - Intercom security - Quiet street. Offers to be submitted by 4pm Friday 3rd May 2024. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.