

11 Duke Street, Annerley, Qld 4103

House For Sale

Thursday, 4 April 2024



11 Duke Street, Annerley, Qld 4103

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Area: 621 m2

Type: House



Guy Stafford
0430501732



Nina Brailey
0415387727

Returning - \$43,940 Rent Per Annum

McGees Property on behalf of our valued clients are pleased to present 11 Duke Street, Annerley. The pre 1911 character residential property is currently three residential flats and is fully leased. This property represents an exceptional opportunity to purchase inner city land within the Eastern Corridor Neighbourhood Plan. The location has seen and is currently experiencing exceptional redevelopment and rejuvenation with the announcement of the 2032 olympic games giving opportunity for major pieces of infrastructure such as the cross river rail that will see an upgrade to current Dutton Park station and the all new Woolloongabba underground station. Along with the recent announcement of 'The Gabba' being rebuilt to accommodate a capacity of 50,000 and make way for the new pedestrian walkway linking the new Cross river rail. Additionally with the new approved Vicinity Buranda Village Precinct we will see flexible commercial office solutions that cater to the growing 'work near home' demand. up to 50,000m² of A-Grade commercial space across three buildings, the project is targeting a 5-star Green Star rating. The residential spaces will include approximately 600 apartments across four buildings catering for a diverse cohort of future residents and, combined with new workers, will provide a much larger customer base for retailers to connect with. Benefits and features include:- Three units fully leased- Income \$48,100 per annum (as of 10.04.2024)- Near level block with side driveway access- Close proximity to Buranda Village Shopping Centre- Passing income- Strong rental catchment with significant rental growth - Major development corridor Please call McGees property for further information.