

**11 Kelso Street, Chermside, Qld 4032**



**Sold Block Of Units**

Tuesday, 28 November 2023

11 Kelso Street, Chermside, Qld 4032

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 610 m2**

**Type: Block Of Units**



Daniel Waters

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**\$1,300,000**

Act fast to secure this incredible investment opportunity, which comprises a two storey block of units, positioned on a 610sqm lot with MU2 - Mixed Use zoning. The complex features 3 units (1 x 3 bedroom & 2 x 1 bedroom) all separately leased to individual tenants providing a total gross rent of approximately \$59,020 per annum. Unit 1 is on the upper level and includes 3 bedrooms, 1 bathroom. It has long term tenants paying \$425 per week until April 2024. This is a large tenancy that would always be easy to rent. Units 2 and 3 are positioned on the ground level and feature 1 bedroom, 1 bathroom, a living room, meals area and kitchen. They are both neat and tidy and appeal to singles or couples seeking an affordable rental option in an ultra-convenient location. Unit 2 is leased for \$350 per week until May 2024 and Unit 3 is leased for \$360 per week until June 2024. This convenient pocket of Chermside closely adjoins the Prince Charles and St Vincent Hospital precinct and is positioned just 9km from the Brisbane CBD. The apartment is within 5 minutes walk of Westfield Chermside Shopping Centre. The Westfield Chermside Shopping Centre now provides arguably the best shopping, cinema and restaurant precinct in Brisbane. Being a family friendly location, there are a variety of excellent private and public schools within a short proximity of the complex. Reliable bus transport is available within walking distance and the Airportlink M7 tunnels are located 10 minutes away and provide a direct link to the Airport, City Fringe and Brisbane southside. Key Features:- A solid block of brick flats with a concrete floor between upper and lower level. The complex includes 3 individually rented units, providing an approximate annual gross rent of \$59,020.- All 3 units are fully leased (long leases) and present to a neat and tidy standard. The desirable location, decent internal proportions and clean presentation will make them extremely easy to re-rent when required going forward- Each unit includes a covered car space positioned at the rear of the site- The units are not strata titled and there are no body corporate fees Quick Facts:- Land size 610m<sup>2</sup>- Gross Annual Rent \$59,020 approx.- School Catchments - Craigslea State School & Craigslea State High School- Council Rates are \$1,386.85/Qtr and Water and Sewerage are \$929.07. For further information or to arrange your inspection, please contact DANIEL WATERS.