

**1155 Gympie Road, Aspley, Qld 4034**



**Flat For Sale**

Friday, 10 May 2024

1155 Gympie Road, Aspley, Qld 4034

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 5**

**Area: 890 m2**

**Type: Flat**



Shirley Mapp  
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## All offers presented!

The search is over! Fantastic renovation resulting in three (3) fully tenanted, 2 bedroom flats returning \$89,700 gross per year. Imposing Solid brick building has been rendered and sits on 890m<sup>2</sup> land (floor area of flats 419.4m<sup>2</sup>). Minutes to major shopping - Westfield Chermerside, Aspley Hypermarket and Prince Charles Hospital complex. 15 minutes approx to Brisbane CBD or to both International and Domestic airports. Similar distance to the beach at Sandgate Excellent location that is for certain! KEY FEATURES: 3 fully self contained flats with concrete driveway to covered carport. Fenced rear yard, side gates, concrete pathways and exclusive storage sheds - Units 1 and 3 have access to lovely green garden space with lawn and established trees. SOLAR PANELS on roof feeding 6kw into Unit 3 and the community area power eg Carport lighting. ELECTRICITY - Flats are all separately metered for power. NBN Fibre NTD - allows for up to 4 x 1000M/bit connections per flat. DATA cabling to all flats, (lounge rooms, all bedrooms and office spaces). All patch panels located in cupboards for discrete connections. HOT WATER - Continuous GAS hot water for Flats 1 & 2. Flat 3 has an electric hot water system. All three system are New! Units 1 & 3 share an exclusive 3x 6m or a 6 x 6m Shed. Two roller doors plus two side doors access. Shed has concrete floor. Heavy duty pallet racking built in. Division ensures the areas are totally secure from each other. Unit 3 also has a 3 x 2.3 garden shed on a concrete slab in the rear garden. FLATS all enjoy Open Plan living, ultra modern and spacious kitchens with excellent bench space and good storage cupboards. Immaculate bathrooms are modern. Luxury Bathtubs in all flats, Units 1 and 2 separate shower area, Unit 3 - shower over bath. Unit 1 also has a second toilet and vanity in the downstairs family room area. Elegant, large and roomy bedrooms in all flats. If you are interested in planning for tomorrows security or housing extended families, a retirement/superannuation investment of income producing property, then I recommend QUICK ACTION. Rare to find such an amazing block of flats so well located! Phone Shirley Mapp on mobile 0418 335 910 to make an appointment to inspect,