

**12/2 Railway Street, West Gladstone, Qld 4680**

**Raine&Horne.**

**Sold Unit**

Tuesday, 15 August 2023

12/2 Railway Street, West Gladstone, Qld 4680

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 58 m2**

**Type: Unit**

**\$114,500**

Calling All Astute Investors that are looking for a large Unit Holding in the CBD of Gladstone - Welcome to "Como Apartments" at 2 Railway Street West Gladstone! This impressive property is a rare find, offering a unique opportunity for investors to secure 1,2,3 or maybe 10 of 12 Units ( 8 x 2 Bedrooms and 2 x 1 Bedrooms). Situated in a prime location, this block of units boasts a total of 18 bedrooms, 10 bathrooms, and 10 toilets, and are very well presented. Constructed in 1982, this property has stood the test of time and offers a solid foundation for its new owners. The interior of this property is designed for convenience and comfort. Each unit features built-in robes, ensuring plenty of storage space. With air conditioning and split system heating, you can enjoy a comfortable climate all year round. The internal laundry adds to the convenience, making everyday chores a breeze and each Unit is fully self-contained and only a short stroll to the CBD. The exterior of the property is equally impressive. The complex has a 6ft security fence and electric gate for peace of mind and has low-maintenance outdoor entertainment areas. Location is key, and this property does not disappoint. With the city right on your doorstep and close proximity to amenities such as shops, schools, and public transport makes daily life a breeze. Priced between \$149,000 for the 1 Bedroom Apartments to \$189,000 for the 2 Bedroom Apartments, this property is an excellent investment opportunity. Whether you are looking to expand your property portfolio by 1 or 2 Units or buy the whole 10 Units, this block of units offers endless possibilities. The Units are currently in a Rental Pool with "Como Apartments" and are leased nightly, weekly or monthly and there is a local manager that handles the bookings, maintenance and cleaning. Current Rental Appraisal for a Longer Term Lease - 1 Bedroom Apartment \$240-\$255 per week  
2 Bedroom Apartment \$265-\$285 per week Council Rates approximately \$2600p.a. for each property. Body Corporate Fees \$2273p.a. each. Don't miss out on this rare gem! Contact the Marketing Agent - Steven James on 0439 111 197 today to arrange a private viewing and secure your future with this impressive property.