

13 Maurice Avenue, Salisbury, Qld 4107

Block Of Units For Sale

Wednesday, 12 June 2024

HUGO ALEXANDER
PROPERTY GROUP

13 Maurice Avenue, Salisbury, Qld 4107

Bedrooms: 5

Bathrooms: 5

Parkings: 2

Area: 248 m2

Type: Block Of Units



Harry Imam
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For Sale

Hugo Alexander is pleased to offer this rare freestanding rooming house in the highly sought after suburb of Salisbury. Positive cash flow assets with 100% occupancy are typically tightly held assets. Salisbury is 9km south of the Brisbane City with easy access to quality retail, sporting grounds, employment centres and public transport. Do not miss out on this highly prized high yield asset. Despite being so close to the CBD, this property is below the land tax threshold too. All outgoing, compliance files, tax depreciation and a P&L are available for review. This High set rooming home sits on a 478sqm lot and has two lock up garages for tenants. The property features a huge 6.6KW solar system is fully furnished and is fully leased. Each room has its own spacious courtyard or balcony, kitchenette, bedroom and living room, ensuite and large wardrobe. All rooms are furnished stylishly to contribute to the highest rent achievable. Location: 8km from CBD, 600m from Salisbury train station, 800m from QE2 hospital, 1000m from QUT Nathan Campus, 800m from bus stops. Easy access to Sunnybank, Westfield Mt Gravatt, highways. Property information: Zoning is low density residential. Building area 212sqm net lettable area. 5 bed, 5 bath, 6 kitchen, 5 courtyard, 2 car parks. 6.6KW solar, furnished. Brand new rooming house Lot 2 on SP 290 062. Rental income: Currently updating leases to market rates - \$430 per room x 4 and \$450 for large suite, \$20 per garage. \$2,210 total rental \$115,470 pa gross. The property is fully insured, certified, marketed for lease now and a top shelf cash flow property. Tax depreciation is the highest in the residential niche. Don't miss out on this great investment opportunity. We are holding open homes for prospective buyers. Contact Harry Imam 0403 180 092, harry@hugoalexander.com.au for further information