

**147 Albion Road, Windsor, Qld 4030**



**House For Sale**

Friday, 24 May 2024

147 Albion Road, Windsor, Qld 4030

**Bedrooms: 2**

**Bathrooms: 2**

**Area: 354 m2**

**Type: House**



Dean Hamilton  
0400799447

## **OPEN TO OFFERS!**

Sitting in one of the fastest growing pockets within Brisbane's inner north, this home presents investors with a high-yielding, set and forget investment that is positioned on a prime 354m<sup>2</sup> allotment zoned as LMR2. Immaculately presented throughout with secure tenancies in place, this property holds enormous potential to capitalize in such a premium and fast growing location. Ideally located within the heart of Windsor, the home presents easy access to Sandgate and Lutwyche Rd with ample public transport, cafes, restaurants, and shopping venues nearby. The property offers a great income generating prospect with returns of approx. \$60,580 P.A with the potential to increase revenue through renovation or further development. It also enjoys a prime location with close proximity to Lutwyche Market Central, Windsor Park, Windsor Station, and the Brisbane CBD. FEATURES: + A total of five individually metered rooms, all with current leases in place. + Well maintained kitchen with ample storage and counter top space. + Neat backyard towards the rear, with a communal clothes line. + Internal laundry space underneath the home. + Additional rumpus area underneath the home with an additional kitchenette. + Secure garage for one car, with additional space for storage. + Level 354m<sup>2</sup> allotment zoned as Low-Medium Density Residential (LMR2). + Easy access to the CBD via Lutwyche Rd or Sandgate Rd. A set and forget investment, in a prime location such as Windsor will sell! Call Dean and Harry for the sales report and current lease agreements!!