

15 Norman St, Deagon, Qld 4017

Block Of Units For Sale

Monday, 22 April 2024

15 Norman St, Deagon, Qld 4017

Bedrooms: 5

Bathrooms: 5

Parkings: 2

Type: Block Of Units



Brendan Gibb
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Rachael Gibb
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By Negotiation

FULL INFORMATION MEMORANDUM AVAILABLE UPON REQUEST. Fully Leased offering a \$95,421pa Gross Yield on a 405m² block approx 650m from the local train station. Introducing a compelling investment prospect in Deagon, this rooming house on a 405m² block is approximately 650m from the local train station, highlighting its appeal due to exceptional accessibility and growth prospects. The transformation from a traditional residence to a multi-occupancy dwelling showcases a strategic move into the profitable rooming house market, catering to the rising demand for quality rental options in the area. Currently offering a gross rental yield of \$95,421 per annum with operating expenses around \$27,658, this property presents net yield of \$67,763, reflecting a sound investment in a competitive segment. Its location in Deagon, coupled with a thoughtful conversion, positions it well within the rental market, appealing to a diverse tenant base. The appeal of Deagon as a suburb is subtly enhanced by its connectivity to Brisbane CBD and local amenities, reinforcing the property's potential for capital growth. The steady demand for rental accommodation in the area suggests a promising outlook for future valuation increases. This rooming house represents a balanced investment choice, offering steady income potential and growth prospects. The property's full occupancy reflects its desirability, underpinned by a low-maintenance operational model, making it a practical addition to an investor's portfolio looking for reliable returns and capital appreciation opportunities.