

**171a Alderley Street, Centenary Heights, Qld 4350**



**Block Of Units For Sale**

Tuesday, 14 May 2024

171a Alderley Street, Centenary Heights, Qld 4350

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 3**

**Type: Block Of Units**



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## Offers Over \$999,000

FEW OPPORTUNITIES SHINE AS BRIGHTLY AS THIS ONE with immediate cash flow and long-term capital growth! IN A NUTSHELL:--- Rare find - TRIPLEX--- Get over 5.50% gross annual returns--- Ideal for Superannuation Funds--- Most sought after location - Centenary Heights--- Maintenance all up to date - Nothing to do, Set and forget! THIS BLUE-CHIP INVESTMENT is nestled in the highly-regarded suburb of Centenary Heights, this Triplex offers more than just a robust income stream; it promises a lifestyle of convenience and comfort for its tenants. IN THE CURRENT MARKET, real estate investments that check all the boxes-location, quality, and financial returns-are exceedingly rare. This property, in its premier Centenary Heights setting, breaks the mould. Located within arm's reach of quality schools, a wide range of essential amenities, and lush parks, the property stands as an emblem of convenience and quality living. THE SEMI-RETIRED OWNERS have meticulously maintained and freshly renovated each unit, leaving no stone unturned to ensure that the property is in immaculate condition. With the mantra 'Liquidate Our Blue-Chip Investment!' echoing in their plans, this becomes an unparalleled chance for the discerning investor to seize a remarkable opportunity. PROPERTY HIGHLIGHTS:-- Desirably located within walking distance to Centenary Heights School and the close-knit community of Rangeville.-- Central location assures easy access to an array of essential services, ranging from shops, parks, schools, medical centres to childcare facilities, making it eternally appealing to potential tenants.-- Boasting a fresh coat of paint, contemporary renovations, and durable brick and tile construction.-- Financially robust, with a current gross weekly income of \$1,090, leading to a highly attractive gross rent yield over 5% per annum. LEASE INCOME:- Unit 1: earning \$385.00/wk on a 12 month lease until 9 Jan 2025- Unit 2: earning \$385.00/wk on a 12 month lease until 21 Feb 2025- Unit 3: earning \$395.00/wk on a 6 month lease until 1 Aug 2024- Total income \$1,165.00 per week::: That's a gross rent return of 5.50% p.a.- A full list of outgoings is available, with rates and water outgoings around \$2,500 net per half-year and building insurance estimated at \$1,500 per half-year. Plus, enjoy the benefit of no Body Corporate fees, given that all 3 Units in this Triplex are under single ownership. MANY UPDATES INSIDE:- Each unit provides:--- Comfortable bedrooms featuring built-in wardrobes, ceiling fans, and carpets that have been kept in pristine condition.--- Modern, fully refurbished bathrooms updated in 2022, featuring stylish vanities and showers.--- Open living spaces adorned with premium tiled flooring and brand-new reverse-cycle air-conditioning units as of 2022.--- Gourmet kitchens fitted with electric cooktops, state-of-the-art ovens, and sleek rangehoods.--- Convenient internal laundries come with newly installed auto taps for washing machines.--- New concrete drive way established 2022. OUTDOOR COMFORTS AND UPDATES:- Single carport to each Unit- Spacious rear yards::: Fully-fenced for added security and privacy.- Long-lasting gutters and downpipes, all of which were replaced at the end of 2022- Plus fully-repaired and freshly painted roof. LAND SPECIFICATIONS:- Set on a sprawling 802-square metre allotment- Centenary Heights is a highly regarded suburb on Toowoomba's lovely east side- A unique provision exists for further development or subdivision, subject to council approval. The large block at the end of the driveway offers ample room for another 2-bedroom unit or more. WHAT'S NEARBY?- Only 1.4km to Centenary Heights School and the nearest Shopping Centre.- With Southtown Shops, coffee shops, Lake Annand Park, Picnic Point Park, Water bird habitat, and several medical facilities like St Vincent's Private Hospital and Toowoomba Hospital within easy reach, your tenants will have everything they need. FUTURE-PROOF YOUR INVESTMENT: 1. As the property is not strata-titled, there's an excellent opportunity for future strata-titling each unit individually, creating an avenue for increased capital growth and further profit. 2. Opportunity to further add value to each apartment plus outdoor settings. 3. Now is the opportune moment to solidify your investment portfolio with a real estate acquisition that promises both stability and growth. Secure this extraordinary investment offering today and reap the rewards for years to come. WE ARE EAGER to answer your questions, and to confirm your desired inspection time. CONNECT WITH US NOW! \*\*\*Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.