

18 Church Street, West End, Qld 4810



Block Of Units For Sale

Thursday, 21 March 2024

18 Church Street, West End, Qld 4810

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 708 m2

Type: Block Of Units



Varun Pinto

\$625,000

Discover an exceptional investment opportunity nestled close to the heart of the CBD, offering not just one, but three units in excellent condition. This corner block property exudes the timeless charm of Queensland architecture, boasting a blend of traditional allure and modern amenities. Whether you're looking to expand your investment portfolio or seeking a lucrative rental income, this property promises excellent returns.

Unit 1:

- Private access and car park for one vehicle.
- Split system air conditioning in the living room and both bedrooms, ensuring year-round comfort.
- Neat and tidy kitchen with ample storage cabinets.
- Electric hot water system for convenience.

Unit 2:

- Private access and designated car park for added convenience.
- Preserving the Queenslander charm with stained glass windows.
- Fully renovated kitchen and bathroom, boasting modern amenities.
- Soft-closing drawers in the kitchen for enhanced functionality.
- Spacious living room with plush carpet floors and split system air conditioning.
- Two bedrooms adorned with carpeting and equipped with split system air conditioning.
- Electric hot water system for efficiency and ease.

Unit 3:

- Elegantly adorned with stunning VJ panel walls, echoing classic Queensland architecture.
- A neat and tidy kitchen with plenty of storage cabinets.
- Polished hardwood timber flooring throughout, adding warmth and character.
- Bathroom featuring a walk-in shower.
- Two bedrooms featuring hardwood timber flooring and split system air conditioning, ensuring comfort and style.
- Separate laundry.
- A spacious yard, offering ample space for recreational activities and parking, including for a boat trailer or caravan.
- Additional storage shed for convenience.

Investment Highlights:

- Close to 9% gross yield per annum.
- All three units are meticulously maintained, offering immediate occupancy or rental opportunities.
- Split system air conditioning in each unit ensures tenant comfort and market desirability.
- The property promises excellent rental returns, with all units easily tenanted.
- Prime location close to the CBD and key amenities enhances investment potential.
- Queenslander charm evident throughout, appealing to tenants seeking character-filled residences.

Additional Information:

- Unit 1: Currently tenanted until Feb 2025. Rent :\$330 per week.
- Unit 2: Rental Appraisal: \$350 per week.
- Unit 3: Rental Appraisal: \$350 per week.
- Council rates: Approx. \$4,700 half yearly.
- No Body Corp. Fees.

Situated within walking distance to QLD Country Bank Stadium, the new hospital, and a plethora of amenities, ensuring convenience and connectivity. Don't miss out on this remarkable investment opportunity, where modern convenience meets timeless elegance. Contact us today to seize your slice of Queenslander living and embark on a rewarding investment journey.