

**19 French Street, South Gladstone, Qld 4680**



**Unit For Sale**

Thursday, 16 May 2024

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**Bedrooms: 12**

**Bathrooms: 6**

**Parkings: 7**

**Area: 1598 m2**

**Type: Unit**



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## Offers Over \$1,399,000

Beef up your portfolio with this incredible investment opportunity at 19 French St! These already strata title duplexes CAN be sold individually however the sellers are looking for a bulk sale and have made it exceptionally easy to do business with building/pest reports already provided in advance! Perfectly positioned in its central location just a short 5 minutes' drive to CBD/ Harbour and 15 minutes to Tannum Sands, sits a cluster of modern duplexes – 3x2 duplexes, 6 units in total. All with secured fixed term leases at market rent. The complex is incredibly tidy with solid brick build, low maintenance common areas & well-designed layout overall. With the complex already being strata titled (set up initially when built), it would just take setting up an active body corporate manager to sell each individually allowing potential for exceptional capital growth & return when on-selling. Each unit is fresh & modern with neutral tones throughout, functional design, low maintenance living and spacious private courtyards provided for each occupant. Enter into the tiled, open plan living, dining & kitchen with a dedicated split system & ceiling fan. The kitchen is well equipped with loads of cupboard & bench space, large fridge housing, dishwasher, breakfast bar, double stainless-steel sink, microwave housing & good-sized pantry! Both bedrooms are spacious with carpeted flooring, ceiling fans, sliding mirrored robes & sliding door access to the fenced courtyard. The main bedroom is air-conditioned as well. The bathroom is complete with shower over bath, vanity & toilet. Each unit also has a laundry, single lock up car garage & fenced yard space. Each duplex is a mirror image layout of the adjoining unit, with all 3 duplexes having a slightly different floorplan, as per the provided drawings. All units meet minimum housing standards & have compliant smoke alarms. There are an additional 3 guest car parks within the complex and ample off-street parking. • Rental yield is approx. 7% gross. Rental yield after expenses (council rates and insurance) approx. 5% net. Both the rental and sales market are on a sharp upwards trajectory and have the potential to make excellent options for selling separately in the years ahead. • Recent pre-list Building & Pest inspection reports are available on request. • Complex built in 2012. • Access for units 1a, 1b, 2a & 2b from Agnes St & access to units 3a & 3b are via French St. Individual Unit details: 1a/19 French St: Fixed term lease till Jan 2025 @ \$300 p/w. Council rates: \$3,400 p.a. approx. 1b/19 French St: Fixed term lease till Feb 2025 @ \$330 p/w. Council rates: \$3,400 p.a. approx. 2a/19 French St: Fixed term lease till March 2025 @ \$1,433.92 p/m. Council rates: \$3,400 p.a. approx. 2b/19 French St: Fixed term lease till Jan 2025 @ \$290 p/w. Council rates: \$3,400 p.a. approx. 3a/19 French St: Fixed term lease till March 2025 @ \$330 p/w. Council rates: \$3,400 p.a. approx. 3b/19 French St: Fixed term lease till Aug 2024 @ \$330 p/w. Council rates: \$3,400 p.a. approx. Allow LOCATIONS estate agents the opportunity to provide a quote for Strata Management with all 6 units currently managed by LOCATIONS also. PLEASE NOTE: Proof of financial capacity is required for viewings. Inspections either in person or virtual, will only be arranged after receiving proof of pre-approval or a letter from financier. \*\*Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property\*\* \*Please note that images have been edited to remove belongings for marketing purposes\* \*\*Please note that some of the images used for marketing purposes have had virtual staging used for internal images.