

# 201 Park Road, Yeerongpilly, Qld 4105

NOBLE PROPERTIES

## Block Of Units For Sale

Wednesday, 24 April 2024

201 Park Road, Yeerongpilly, Qld 4105

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 3**

**Area: 607 m2**

**Type: Block Of Units**



Kristy Noble

## For Sale

A savvy investment opportunity awaits with this block of three units, providing solid rental returns and promising future growth potential. Built in 1970, this brick–low maintenance unit block offers a prime location, only 7km from Brisbane CBD, Within walking distance to bus and train services, and easy access to all major Arterials. Key Features: \* Unit Configuration: One 3-bedroom, 1-bathroom, and two 2-bedroom, 1-bathroom units. Each unit shares a large secure lock-up garage. \* Current Income Stream: Past rent returns of \$64,000, with fixed leases in place: - Unit 1: Fixed lease \$385 per week until 23/04/2025 - Unit 2: Vacant- Currently advertised at \$430 per week - Unit 3: Fixed lease \$450 per week until 11/04/2025 \* Potential for Increased Returns: A recent rental appraisal estimates rental returns of \$79,040 plus per year. \* Convenient Amenities: Each unit comes with its own private laundry facility" with additional storage located downstairs in the garage. \* Prime Position: Situated in a quiet, flood-free area, ensuring a desirable living environment for tenants. \* Future Development Potential: Explore further development opportunities on the spacious 607m<sup>2</sup> block. \* Prime Location: Within close proximity of Shopping and Dining options, education and childcare, health and fitness, and many recreational facilities If you are looking to expand your portfolio or capitalize on stable rental income with increased potential then look no further. For a copy of the Information Memorandum and to seize this opportunity, please contact Kristy Noble today at 0416 808 608. Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website.