

**202/35 Peel Street, South Brisbane, Qld 4101**



**Sold Apartment**

Wednesday, 28 February 2024

202/35 Peel Street, South Brisbane, Qld 4101

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 55 m2**

**Type: Apartment**



Louise Spencer

**\$405,000**

Offers Over \$400,000 Welcome to 202/35 Peel St, South Brisbane – an unparalleled investment opportunity strategically located in the vibrant heart of Brisbane's thriving lifestyle. Discover a property that not only promises financial returns but immerses you in the energy of South Brisbane's cultural and academic hub.

**Financial Snapshot:**

- **Income:** Currently this unit is under Rental Guarantee, monthly net income is: \$2,000, for new investors, in line with the current market conditions, we can offer a leaseback option at \$2,200 per month as the net income
- **BCC Rates:** \$480/ quarter (approximately)
- **Body Corporate/ Levy Strata:** \$1,700/ quarter (approximately)
- **Utilities:** \$250/ quarter (approximately)

**Property Features:**

- **1 Bed, 1 Bath:** Ideal for modern urban living.
- **Spacious Floorplan:** 87 sqm with a large 32 sqm balcony.
- **On-site Facilities:** Pool and gym for added tenant appeal.
- **Secure Complex:** With an on-site property manager and intercom access.

**Prime Location:** Experience the best of urban living at 202/35 Peel St, South Brisbane. Enjoy a diverse culinary scene, a brief stroll to QPAC for cultural experiences, and seamless connectivity with the nearby South Brisbane Train Station. Close proximity to QUT and UQ adds academic appeal, while Coles is just a short distance away, providing retail convenience. This strategically located property offers a dynamic lifestyle in the heart of South Brisbane.

**Why Invest:** Positioned for success, this property presents a compelling proposition for savvy investors seeking strong yields and low vacancy rates. The dynamic location, on-site amenities, and appealing financials make it an ideal choice for both short-term and long-term rental opportunities.

**Seize the Opportunity:** Don't miss your chance to invest in a property that combines the best of financial returns and a dynamic lifestyle. Act swiftly, as this prime location is in high demand among investors.

**Contact us today to secure your piece of the dynamic South Brisbane real estate market!**

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