

204 Days Road, Grange, Qld 4051



Block Of Units For Sale

Sunday, 26 May 2024

204 Days Road, Grange, Qld 4051

Bedrooms: 4

Bathrooms: 5

Parkings: 3

Area: 375 m2

Type: Block Of Units



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Expressions of Interest

This building comprises four residential units and two commercial shops. Located in a prime area, the residential. The residential units generate a robust weekly rental income of \$1,650, ensuring steady returns. Units one and two have recently been refurbished, and the rental return on units three and four could be increased with similar improvements. The two commercial shops are currently leased to a coveted single tenant operating an Australia Post licenced post office, bringing in a monthly rental income of \$2,809.09 plus GST (Gross Lease), further enhancing the appeal of this property. With a blend of residential and commercial spaces, this versatile property promises both stability and growth potential for savvy investors. Grange is approximately 1.8 square kilometres. The population of Grange in 2016 was 4,296 which grew to 4,615 in 2021 showing a population growth of 7.4%. Generally, the population of Grange work in professional occupations. In 2021, 74.2% of homes in Grange were owner-occupied. Grange is a sought-after suburb located in Brisbane, Queensland, known for its family friendly atmosphere and excellent amenities. Just 5 kilometres north of the Brisbane CBD, Grange boasts a mix of charming heritage homes and modern residences. PROPERTY SUMMARY • Number of Residential Units: 4 Units • Lot Size: 455 sqm • BCC Rates: \$1,739.10 per quarter • Urban Utilities: \$778.36 per quarter • Two commercial spaces • Council: Brisbane City Council • Zoning: NC Neighbourhood Centre • Years Built: circa 1946