

205/38 Playfield Street, Chermside, Qld 4032



Apartment For Sale

Saturday, 13 April 2024

205/38 Playfield Street, Chermside, Qld 4032

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 88 m2

Type: Apartment



Mandy Fountain

\$456,000

Quest Chermside on Playfield is located in the heart of Chermside and is just minutes north of Brisbane's CBD, and only 15 minutes from Brisbane's Domestic and International Airport terminals. A short walk to Westfield Chermside and within driving distance to Suncorp Stadium, Enoggera Army Barracks and Brisbane Showgrounds. This 2-bedroom, boasting approximately 82m² internal living, and 6m² balcony, is a twin key apartment. With the versatility of being able to be separated into a one-bedroom and a separate self-contained studio, each room has their own entrance for privacy. Alternatively open back to a fully equipped two bedroom apartment. The one-bedroom has spacious family and meals area, a fully equipped kitchen with dishwasher, wall oven and hotplate, balcony and main bathroom. The studio has its own second galley kitchen and bathroom. There is an allocated car spot. Lease Details: Current Rent: \$570 per week - \$29,640 pa Current Return: 6.5% Gross - 5.66% - Net Scheduled rent increases as follows: Nov 2024 + 4% - \$593 pw = 6.76% Gross Market review - 2025 Nov 2026 + 4% Nov 2027 + 4% Nov 2028 + 4% Nov 2029 + 4% Market review - 2030 Terms: Lease to 16/11/2030 plus 2 x 5 Year options Approximate Owner Outgoings: Council Rates: \$1800 per annum Water Rates: \$750 per annum OC Sinking Fund: \$1300 per annum *** PLEASE NOTE *** Gross and Net yields noted do not include capital refurbishments or government taxes. Disclaimer. The information provided herein, and any further information supplied, is provided by way of example only. It is intended as general information only and is not to be construed as investment, legal or taxation advice. Potential investors are encouraged to seek the advice of their legal, financial and other advisors prior to investing, so as to determine whether this type of investment is suitable for their specific needs. The information contained has been provided to us by the vendor/s. Potential purchasers are advised to conduct independent due diligence to ensure its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate. We do not accept any liability for government legislation or rulings that override the terms and conditions of leases provided to us by third parties, (landlords and tenant). We are not bound by any warranty, representation, collateral agreement or implied terms under the general law or imposed by legislation in relation to goods, services and other offers. We accept no liability whatsoever in relation to the advertisement, sale or use of goods, services of other offers as contained within.