

# 226 Duffield Road, Clontarf, Qld 4019

## Sold Block Of Units

Tuesday, 15 August 2023

226 Duffield Road, Clontarf, Qld 4019

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 685 m<sup>2</sup>

Type: Block Of Units

**\$1,065,000**

Property Overview: Tri-unit complex 685m<sup>2</sup> Block Low Maintenance Brick and Tile Construction. Unit 1 - \$310P/W until 11/01/24: 2 bedrooms 1 modern bathroom 1 secure garage Outdoor grassed yard Unit 2 - \$320P/W until 05/10/23: 2 bedrooms 1 modern bathroom 1 secure garage Outdoor grassed yard Unit 3 - \$375P/W until 24/07/24: 2 bedrooms 1 modern bathroom 1 secure garage Outdoor grassed yard Rental Returns: Current weekly rental returns are \$1,050. Current appraisal of \$1,200 per week. Clontarf average yield 3.9% Expected yield 5.3% Location Advantages: Strategic position in the peninsula's core, offering convenience and accessibility. 3km to Kippa-Ring train station Close proximity to Peninsula Fair Shopping Precinct Close proximity to schools and childcare. 3 minute drive East or South to capitalize on the Peninsula's beach fronts. Growth Potential: Impressive yield compared to house or unit and perfect for SMSF investors. Situated within a thriving community experiencing ongoing growth. Positioned to capitalize on the region's expansion, potentially leading to property appreciation. Projected over 2 million population growth in Moreton Bay region.