

# 24 Harden Street,, Acacia Ridge, Qld 4110

## Block Of Units For Sale

Tuesday, 21 May 2024

HUGO ALEXANDER  
PROPERTY GROUP

24 Harden Street,, Acacia Ridge, Qld 4110

Bedrooms: 5

Bathrooms: 5

Parkings: 2

Area: 330 m2

Type: Block Of Units



Harry Imam  
0403180092

## For Sale

Hugo Alexander is pleased to offer this exceptional investment opportunity. Purpose built to achieve staggering net income, this rooming house is oversized and equipped with premium inclusions to service tenants seeking a superior tenancy experience. Freestanding rooming houses are highly sought after location of Acacia Ridge. This is the premium offering in the area. Positive cash flow assets with 100% occupancy are typically tightly held assets. An asset with these earnings will be your proudest acquisition. This Brand new high set rooming home sits on a lovely flat elevated lot and has two garages with remote doors. The property features a huge 19.92KW solar system and is fully furnished with a premium package. This leases for \$2,200 per week. Each room has its own courtyard or balcony, kitchenette, spacious open plan bedroom and living studio, ensuite and large wardrobe. All rooms are furnished stylishly with appliances and kitchen utensils to contribute to the highest rent achievable. Zoning is low density residential. Building area 330sqm net lettable area. 5 bed, 5 bath, 6 kitchen, 2 car parks 19.92KW solar, furnished Brand new high set rooming house Lot 7 on SP 33 29 40. Certified in 2024 The property is fully insured, certified as a rooming house and a top shelf cash flow property. Tax depreciation is the highest in the residential niche. Don't miss out on this great investment opportunity. We are holding open homes for prospective buyers. Contact Harry Imam 0403 180 092, [harry@hugoalexander.com.au](mailto:harry@hugoalexander.com.au) for further information