

25 Gardiner Street, Alderley, Qld 4051



House For Sale

Wednesday, 22 May 2024

25 Gardiner Street, Alderley, Qld 4051

Bedrooms: 8

Bathrooms: 2

Parkings: 2

Area: 693 m2

Type: House



Janine McDonald
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For Sale Now

This Queenslander has been renovated and converted into student accommodation and sits on 693 m² LMR land with development potential. All 8 fully furnished rooms have everything a student or budget conscious young person needs (desk, chair, bed, wardrobe) and are currently tenanted with rents ranging from \$180 to \$230/week. These rents could be easily increased with minor renovations. The dwelling is set over 2 levels and offers:- Fully equipped kitchen- Very spacious common living area- Bathroom and toilet on each level- Rear deck - Huge flat back yard- Laundry and kitchenette to the lower level- Fresh paint inside and out- Off street car accommodation for 2 cars. The convenience of the location is ideal for students as every amenity is within a short walk including Alderley Coles, Alderley train station, bus access to and from the city, Alderley Arms pub, cafes, restaurants, parkland and so much more! All major learning institutions are also within easy reach by public transport. Royal Brisbane Hospital (Herston) 5.7kms, QUT (Kelvin Grove) 5.3kms, Griffith University (South Bank) 7.0kms, QUT Gardens Point (George Street) 8.1kms, Shafston College (Shafston Avenue) 10.9km; UQ St Lucia 11.8Kms. The property is fully compliant with current fire safety regulations. If you are looking for a high yield inner city investment then this property is a must to inspect.