

2509/108 Margaret Street, Brisbane City, QLD, 4000

Sold Studio

Monday, 22 May 2023

2509/108 Margaret Street, Brisbane City, QLD, 4000

Bedrooms: 1

Bathrooms: 1

Type: Studio



Robert McGregor

Ideal investment opportunity - 15th floor with private balcony!

A great investment with options - live in, permanent lease or airbnb the choice is yours. Uni Lodge is very popular with University students, as it is conveniently located close to QUT University, Queen Street Mall, Botanical Gardens and there is a multitude of dining options available. It is also located within 300m of the new Queens Wharf casino project which will have a major impact on prices going higher at this end of town. The outgoings are very reasonable so add this to your high-yielding investment portfolio.

Currently leased for \$360 per week (or \$18,720 gross income a year), delivering a yield in excess of 10%.

Apt 2509 is a sought after "A plan" on the 25th level featuring a lovely balcony with fantastic river views, air-conditioned open plan studio, kitchen, study nook and a separate bathroom.

It is neat, tidy and well presented, with excellent potential for the near future as Brisbane prepares to host the 2032 Olympic Games.

The complex is well built, well maintained and well managed, offering a lot of facilities to study, rest and play sports, with multiple lounge-rooms, study room, communal laundry and communal kitchen with dining room for socialising not to mention the outdoor area and an in-ground pool. Owners also have access to the roof top for entertaining or watching River Fire.

- One bedroom studio apartment
- Fully furnished
- Ideal central Brisbane location
- Low Body Corp fees
- Healthy sinking fund
- Live in, lease, use mid week, or airbnb

Uni Lodge boasts the following:

- Common area with free WiFi
- Recreation room
- Lap Pool
- BBQ area
- Laundry
- Communal Kitchen
- Excellent Onsite Management / 7 days per week
- Cafe and convince store
- Walk to Queensland University of Technology

Financials -

- Leased for \$360 per week until 28 October 2022
- Rates approx. \$1724 pa
- Water - approx. \$1208 pa
- Strata is approx. \$4,786 pa, all inclusive - (admin, sinking fund, power, aircon, insurance, roof top)
- Sinking fund balance as of 19 May 2022 is \$990,791
- ROI is exceptional - yielding gross over 10%

Please contact Rob McGregor - 7 Days per week to arrange an inspection. 0448 208 810 - Face-time / WhatsApp inspections are available upon request.

DISCLAIMERS:

In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein.

This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.