

28/45 Barrett Street, Robertson, Qld 4109



Townhouse For Sale

Thursday, 16 May 2024

28/45 Barrett Street, Robertson, Qld 4109

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Area: 135 m2

Type: Townhouse



Jennifer Lin
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Asking from \$600,000

Unlock the potential of prime real estate with this lucrative investment opportunity, strategically positioned in a sought-after locale just moments from Robertson Central Precinct and key transport links. Located in a meticulously maintained complex, this 3-bedroom, 3-bathroom townhouse is an enticing prospect for savvy investors. Featuring a contemporary design with freshly painted interiors and exteriors, this property is both visually appealing and low maintenance. The investment offers numerous advantages:

- Rental yield up to 8%
- 28.7% annual compound growth for unit sales in Robertson suburb
- Prime location: 2 Griffith University: 1.3km 2 Queen Elizabeth II Jubilee Hospital: 1.4km 2 QSAC (Queensland Sport and Athletics Centre): 2.3km (potential main stadium for the 2032 Olympics) 2 Sunnybank Plaza Shopping Centre: 1.1km 2 Garden City Westfield: 3.6km 2 Brisbane CBD: 14km
- Ideal for Rooming Accommodation: 2 3 bedrooms, each with a locked door, air-conditioner, and private ensuite 2 Perfectly designed for single or dual tenants 2 Rent: \$900 per week, with potential to increase after the current lease expiry 2 Long-term rooming rental accommodation with exceptional occupancy rates up to 98% 2 Fully furnished and equipped with quality home appliances
- Cost Breakdown: 2 Strata Fee: \$79.20 per week 2 Water Fee: \$38.66 per week (Group metered) 2 Rates: \$29.82 per week
- Well-maintained complex with a healthy sinking fund
- Amenities: 2 Security gate and CCTV 2 25-metre swimming pool 2 Tennis court 2 Central laundry and entertainment area

Additionally, this townhouse has been meticulously designed to marry functionality with tasteful aesthetics, ensuring a high occupancy rate. The property currently hosts three long-term cooperative tenants, adding further stability to your investment portfolio. With its convenient location, modern amenities, strong rental history, and stable tenancy, this investment property presents a compelling opportunity to capitalize on the thriving rental market. Don't miss out on securing your financial future. Contact Jennifer today to arrange a viewing and take the first step toward a profitable investment venture! (Listing ID: 21133131)