

**28 Dunedin Street, Sunnybank, Qld 4109**



**House For Sale**

Saturday, 11 May 2024

28 Dunedin Street, Sunnybank, Qld 4109

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 6**

**Area: 898 m2**

**Type: House**



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## Please contact agent

Lucky Fortune 28 Prime Investment Opportunity with Existing Rental Income Welcome to 28 Dunedin Street, Sunnybank, QLD 4109 - an exceptional investment property offering immediate rental income and a multitude of future development options. This property comprises two buildings: a single-level block with two units, each featuring two bedrooms, kitchen, and bathroom and a double-level block with a three-bedroom unit, providing a secure and lucrative investment opportunity.

**Property Highlights:**

- **Address:** 28 Dunedin Street, Sunnybank, QLD 4109
- **Land Size:** This expansive property spans 898 m<sup>2</sup>, featuring two separate buildings.
- **Existing Rental Income:** Currently, the property boasts two buildings with the following rental configuration:
  - **The single-level block** consists of two separate units, each with two bedrooms, generating a total rental income of \$800 AUD per week, or \$41,600 AUD per year.
  - **The double-level block** features a three-bedroom unit, generating a rental income of \$600 AUD per week, or \$31,200 AUD per year.
- **Total:** \$72,800 AUD per year.

**Location Highlights:**

- **Desirable Location:** Sunnybank has long been recognized as a highly sought-after suburb, known for its vibrant community, excellent amenities, and steady growth in property values over the past decade.
- **Quality Education:** Families will appreciate the proximity to top-level, well-known schools such as MacGregor State School, Sunnybank Hill State School, and Robertson State School, ensuring access to quality education for the next generation.
- **Council Compliance:** All current buildings on the property are fully compliant with council regulations, providing peace of mind regarding building standards and requirements.
- **Public Transport:** Commuting is a breeze with easy access to public transport options such as buses and trains, with all stations within walking distance, connecting you to key destinations across Brisbane.

**Investment Options:**

1. **Hold and Develop:** With stable rental income already in place, you can choose to hold the property for steady returns while exploring future development opportunities. The generous land size provides ample room for expansion or redevelopment down the line.
2. **Demolish and Rebuild:** Unlock the full potential of this prime location by demolishing the existing buildings and constructing brand-new residences or commercial spaces (Subject to Council Approval). Create modern, high-yield properties tailored to the evolving needs of the market.
3. **Subdivide for Profit:** Take advantage of the property's potential by subdividing it into separate parcels (Subject to Council Approval). This option offers the opportunity to maximize returns by selling or developing each parcel individually, while still benefiting from existing rental income. We also have option if you only want to purchase half of this parcel.

**New Build Opportunity:** We're excited to offer you a range of house and land packages designed to meet your needs and expectations. We have several recommended custom builders lined up to ensure your dream home becomes a reality. If you're envisioning an eye-catching mansion on this lot, we have the perfect suggestion for you. It's bound to become one of the state's iconic buildings. Alternatively, we provide the option of splitting the lot, with individual titles for each half, giving you the freedom to build as you desire. Contact us today to learn more about how we can provide you with a hassle-free building experience.

**Current Property Features:**

- **Single-level Block:** Two units, each with two bedrooms, modern kitchen, and bathroom.
- **Double-level Block:** Three-bedroom unit with modern kitchen and bathroom.
- **Additional:** Garden shed and single garage/storage included, plenty of parking space.

Don't miss out on this rare opportunity to secure a prime investment property in one of Sunnybank's most sought-after locations. Contact us today to arrange a viewing and take the first step towards securing your financial future!

**Disclaimer:** The images provided are for illustrative purposes only and may not fully represent the actual condition of the property. While we endeavour to ensure accuracy, we recommend seeking professional assistance to verify details, as our information is based on the best available knowledge but may not be entirely accurate. (Listing ID: 21132762)