

**29 Park Road West, Dutton Park, Qld 4102**



**Block Of Units For Sale**

Tuesday, 30 April 2024

29 Park Road West, Dutton Park, Qld 4102

**Bedrooms: 14**

**Bathrooms: 8**

**Area: 746 m2**

**Type: Block Of Units**



Michael Nolan  
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## Auction

In-Room Auction Location: 5/156 Boundary St, West End Thursday 23rd May 2024 @ 11am Welcome to apartment block 29 Park Road, West, Dutton Park! This exceptional block of flats presents a rare opportunity for investors or those seeking a multi-generational living arrangement. With a total of 14 bedrooms and 8 bathrooms this property offers an abundance of space and versatility. Situated on a generous land area of 746 sqm, this block of flats boasts a prime location in the sought-after suburb of Dutton Park. The property is conveniently located near a range of amenities including schools, parks, shops, and public transport options, ensuring a convenient and comfortable lifestyle for its occupants. Each unit within this block offers comfortable living spaces, well-appointed kitchens, and ample storage. The bedrooms are generously sized, providing a peaceful retreat for residents as well as capturing city views from almost everywhere on the block. Current Leases on the 8 units are grossing \$170,040 per year. Strong rental demand for the units has seen them all fully occupied since 2017. Unit 1 - 4 Bed 1 Bath Unit 2 - 2 Bed 1 Bath Unit 3 - 2 Bed 1 Bath Unit 4 - 1 Bed 1 Bath Unit 5 - 2 Bed 1 Bath Unit 6 - 1 Bed 1 Bath Unit 7 - 1 Bed 1 Bath Unit 8 - 1 Bed 1 Bath. The property's standout feature is its potential for multiple income streams, making it an ideal investment opportunity. Whether you choose to keep the flats rented out individually or utilize the entire block for future development, the possibilities are endless. Don't miss out on the chance to own this impressive block of units in the highly sought-after Dutton Park location. For more information or to arrange an inspection contact Michael Nolan or Adam Edwards for more information!