

3/120 Central Ave, Indooroopilly, QLD, 4068

Sold Unit

Tuesday, 18 April 2023



3/120 Central Ave, Indooroopilly, QLD, 4068

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit

Sold by Alex Denmeade!

This ground floor apartment located in a boutique complex of only four apartments ticks a lot of boxes. Located just meters from schools and shops and boasting an open plan style with a private courtyard and two decks! you will be amazed by the potential. With low body-corporate fees and lots of potential this property will suite the astute investor, downsizer or first home buyer.

KEY FEATURES

- 2 bedrooms with built in robes
- Ensuite to master
- Bathroom with bath
- Linen cupboard
- Open plan kitchen
- Combined lounge and dining
- Under-cover deck
- Private fully fenced courtyard
- Private lock-up garage

FINISHED WITH

- Air-conditioning to lounge
- Dishwasher
- Intercom
- Electric stovetop
- Remote lock-up garage
- Wooden shutter blinds

INVESTOR'S CORNER

Built in 2003.

124 square meter ground floor apartment.

Located in the Indooroopilly State School Catchment.

Possible rental yield of 4.5%.

Fixed term rental ending on the 25th of March 2022.

Tenant paying \$360 per week - current suburb average is \$420 per week.

Not in flood area - as tested this week!

Body corporate fees of \$92 a week (paying for building insurance, sinking fund, pest control, public area cleaning and landscaping, safety compliance, etc).

Sinking fund balance of over \$72,000 as of February 2022.

This property will require some minor renovations to floor coverings and fixtures however this is an opportunity not to be missed. A blank canvas ready for a passionate new owner to make this home their own in a beautiful pocket of Indooroopilly. Located just 15 minutes from Brisbane's Queen Street Mall this unit is central, light-filled and a rare find in a popular market.

Call me today for more information or to organise an inspection. Keep an eye out for open homes - First date for inspection set for the 12th of March!

Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.