

3/85 Queens Road, Hermit Park, Qld 4812



Unit For Sale

Friday, 19 April 2024

3/85 Queens Road, Hermit Park, Qld 4812

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 90 m2

Type: Unit



Monet Griffin
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Coralie Macdonald
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Offers Over \$210,000

Welcome to 3/85 Queens Road, Hermit Park, Qld 4812, a modern and well-maintained unit offering comfort, convenience, and a desirable location. This modern unit offers not only a contemporary living experience but also an impressive gross potential yield of 8.67%. With a land size of 92 m², this unit boasts 2 bedrooms, 1 bathroom, and 1 parking space. Step inside this well-maintained unit to discover its neat and tidy presentation, spacious courtyard, modern kitchen, and stylish bathroom. The vinyl plank flooring and air conditioning throughout ensure a comfortable and appealing atmosphere for tenants. Located in the sought-after Hermit Park, this property enjoys proximity to convenient shops, schools, and amenities. With supermarkets, cafes, restaurants, and recreational facilities just a short distance away, tenants will appreciate the convenience of this location. Families will also benefit from the availability of reputable schools in the area. Investors will find this property highly attractive. Currently generating a rental income of \$300 per week, this unit offers a remarkable gross potential yield of 8.67%. The low body corporate fees help maximize returns, with an established tenant in place until September 2024, ensuring a hassle-free investment period.

Your Property:

- Modern unit with a comfortable and contemporary living experience
- 2 bedrooms with built-in wardrobes for ample storage
- Recently refreshed bathroom
- Spacious courtyard for outdoor enjoyment
- Modern kitchen with all the necessary amenities
- Vinyl plank flooring for a sleek and durable finish
- Split system air conditioning installed throughout for year-round comfort
- External laundry for added convenience
- Great location in Hermit Park, close to shops, schools, and amenities

Your investment:

- Current rental income of \$300 per week
- Gross potential yield of 8.67%
- Low body corporate fees - approximately \$1,894.15 per half year
- Rental appraisal - \$300-\$350 per week
- Established tenant in place until September 2024

Don't miss out on this fantastic opportunity to own a modern unit in a convenient location. Contact Team Waugh, represented by Monet Griffin 0403 307 623 and Coralie Macdonald 0413 450 652, to arrange an inspection and secure your future in 3/85 Queens Road, Hermit Park.