

# 302/35 Peel Street, South Brisbane, Qld 4101

**SPENCERGROUP**  
PROPERTY

## Sold Apartment

Monday, 26 February 2024

302/35 Peel Street, South Brisbane, Qld 4101

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 54 m2**

**Type: Apartment**



Louise Spencer

**\$430,000**

South Brisbane Investment Gem: Strong Yields Await! Are you on the lookout for a property investment that guarantees a strong and steady yield with incredibly low vacancy rates? Look no further than this gem at The Capitol Apartments - a fully furnished 1-bedroom, 1-bathroom, 1-car space haven in the heart of South Brisbane. Key Features:- Body Corporate/Levy Strata: \$1720/QTR (approximately)- Brisbane City Council Rates: \$480/QTR (approximately)- Water: \$240/QTR (approximately)- Current net income of \$2,300/month (approximately)- Living Area: 54 m<sup>2</sup>- Total Area: 67 m<sup>2</sup>- Tenure: Freehold- Unit 302 is currently in the hotel letting pool (leaseback). Investor's Delight: Discover the epitome of low-risk investment with this strategically located apartment in the heart of South Brisbane. Boasting architecturally designed open-plan living spaces with cool and natural color schemes, this offers a unique and enticing investment opportunity. Moreover, relish the exquisite hues of the setting sun while unwinding on the tranquil balcony with your preferred beverage. Convenient Proximity: Situated a stone's throw away from the thriving Southbank, National Museum, and QPAC, this investment gem ensures proximity to cultural hotspots, adding an extra layer of allure for potential tenants. Facilities: Take advantage of property facilities, including a pool and gym, enhancing the appeal of this residence to potential tenants. The Capitol Apartments ensures a hassle-free investment experience, making it an ideal choice for both short-term and long-term rental opportunities. Why Invest: 1. Proven Track Record: Unit 302 is part of our successful hotel letting pool, providing a proven track record of consistent returns. 2. Prime Location: South Brisbane's dynamic locale guarantees a steady stream of potential tenants, ensuring a high occupancy rate. 3. Fully Furnished: This turnkey investment comes fully furnished, saving you time and effort in property management. 4. Strong & Steady Yield: Benefit from a strong-yield investment with a history of strong returns. 5. Low Vacancy Rates: Enjoy peace of mind with extremely low vacancy rates, securing a reliable income stream. Don't miss out on this golden opportunity to invest in a property that not only promises financial returns but also immerses you in the excitement of South Brisbane's bustling lifestyle. Act fast, as properties like these are in high demand among savvy investors. For more information or to schedule a viewing, contact us today and secure your piece of South Brisbane's lucrative real estate market! Disclaimer: Spencer Group has made all reasonable endeavours to ensure that all information contained within this website is true and correct. However, Spencer Group does not guarantee its accuracy and accepts no responsibility for any errors, omissions or misrepresentations that may occur. Interested parties should make and rely on their own enquiries to verify the information provided.