

307 Severin Street, Parramatta Park, Qld 4870

RayWhite

Other For Sale

Wednesday, 3 April 2024

307 Severin Street, Parramatta Park, Qld 4870

Bedrooms: 17

Bathrooms: 11

Type: Other



Laura Krall
0400618378



David Murphy
0459326918

Auction

SITUATION CHANGED - THIS PROPERTY MUST BE SOLD ! Unlock the potential of exceptional cash flow with this versatile investment - spanning across 2 x two-storey buildings, this 17-bedroom share house is strategically designed to maximize liveability, ensuring strong room rates and high occupancy levels. Experience the lucrative world of property investment like never before.

Key Highlights:

- Prime Location:** Nestled on the outskirts of Cairns CBD, this property provides convenient access for prospective tenants to nearby businesses, universities, and the hospital. Perfectly positioned, it appeals to university students, hospitality workers, and hospital staff, ensuring broad tenant interest!
- 17 Bedrooms:** Each building is thoughtfully designed to maximize occupancy and floor space, resulting in exceptional high rental yields.
- Ample Amenities:** Unique among share houses, this property offers amenities on all levels with the buildings boasting 12 bathrooms and multiple laundries, enhancing tenant satisfaction and attracting a steady stream of renters.
- Cash Flow Machine:** With 17 rental rooms, this property generates upwards of \$200,000 annually.
- Strong Tenant Demand:** The combination of location, amenities, flexible lease terms and affordable accommodation results in consistently high occupancy rates.
- No Capital Expenditure Required:** This property is fully operational and well-maintained. The front building (original structure) has been recently updated, including a new roof installation, ensuring no unexpected costs for the discerning buyer.
- Parking:** Ample kerbside parking space with an additional 2-bay garage with a large lean-to for additional high clearance storage.

This share house is a savvy investment choice for those seeking a reliable and lucrative income stream. Don't miss the opportunity to capitalize on the strong demand for shared housing in a tightly held region. Get in touch with us today to receive a comprehensive information memorandum and seize this exceptional cash flow generator to safeguard your financial future!

The Sellers have given strict instructions that this property **MUST BE SOLD - Auction 5pm 29th July 2024 - Pullman Cairns international**

To register for this upcoming auction, refer to the below link. (Please note: if viewing via realestate.com.au copy and paste the link to a new browser). <https://auctionslive.com/app/bidder-registration/9BYXZ>

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