

**31 Portland St, Annerley, QLD, 4103**

**Sold Block Of Units**

Saturday, 15 July 2023



31 Portland St, Annerley, QLD, 4103

**Bedrooms: 6**

**Bathrooms: 5**

**Parkings: 5**

**Type: Block Of Units**



Darren Lewis  
Date  
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**IDEAL OPPORTUNITY FOR DEVELOPERS, INVESTORS, SELF MANAGED SUPER FUNDS, OR ARE YOU LOOKING FOR THAT NEST EGG FOR THE FUTURE.**

This block of 5 units returning \$80,298 per annum with further development opportunity is situated in a prime location in Annerley 3km from the Brisbane CBD.

Rates for quarter: \$1687.05

QUU last quarter: \$1276.79

The complex currently comprises of-

1 X 2 Bedroom unit

4 X 1 Bedroom units.

Individual rental details for each unit at 31 Portland St

Rent: \$370.00

Lease Dates: 11 Mar 2023 to 08 Mar 2024

\$370 from 11/03/23 to 08/09/23

\$390 from 09/09/23 to 08/03/24

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Rent: \$280.00

Lease Dates: 09 Mar 2023 to 06 Mar 2024

\$280 from 09/03/23 to 06/09/23

\$300 from 07/09/23 to 06/03/24

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Rent: \$290.00

Lease Dates: 18 Aug 2022 to 16 Aug 2023

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Rent: \$290.00

Lease Dates: 10 Feb 2023 to 10 Aug 2023

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Rent: \$310.00

Lease Dates: 28 Jul 2022 to 02 Aug 2023

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Enormous potential for further development STCA at 31 Portland St there is space to expand with approximately 180m2 of usable land remaining to achieve City views, add roof top decks, close in the carports to create lock up garages, create additional bedrooms or just sit back and watch your investment grow as only 37% of the GFA has been utilized, on this premium 814m2 allotment. Approximately 305m2 GFA used of the 488m2 allowed on this size block, leaving 180m2 free space.

Positioned in the sought after Golden Triangle of Annerley, walking distance to the P.A Hospital, University of Queensland via the Green Bridge, shops, schools, buses and Fairfield train station, that is currently undergoing a major rebuild as part of the Cross River Rail Project.

2.5km to the Gabba Stadium proposed 2032 Olympic Venue to host athletics and the opening and closing ceremonies.

Easy access to M3 motorway and Clem 7.

3km from CBD.

Additional Features and Benefits:

INTERNALLY.

Newly painted internally in all units.

New carpet in Units 2,3,4 and 5.

New Toilets in all units.

New Hot water Systems.

EXTERNALLY.

New Electricity Meter Box.

New Timber Walkways.

Roof Restoration.

Do your investigation as an opportunity like this doesn't come along too often. With unit prices increasing by the day in Annerley.

DISCLAIMER: Every precaution has been taken to establish accuracy of the above information but does not constitute any representation by the vendor or agent.