

35 Cressbrook St, Forest Lake, Qld 4078

Block Of Units For Sale

Monday, 22 April 2024

35 Cressbrook St, Forest Lake, Qld 4078

Bedrooms: 5

Bathrooms: 5

Parkings: 1

Type: Block Of Units



Brendan Gibb
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Rachael Gibb
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By Negotiation

Full Information Memorandum Available Upon Request. Fully Leased offering a \$97,767pa Gross Yield on 679m² in a strong future suburb undersupplied with quality rental unit stock. Seize the opportunity with this standout Rooming House in Forest Lake – a burgeoning locale marked by its limited supply of premium rental stock and strong growth trajectory. This meticulously renovated property, once a standard residence, now stands as a multi-occupancy dwelling, offering investors a lucrative entry into a market poised for expansion. Located on a generous 679m² block, it's currently realizing a gross yield of \$97,767pa, presenting an unbeatable investment with both solid returns and capital appreciation potential. Factoring in indicative operating costs provides an indicative Net return of \$71,690pa. Amidst a suburb experiencing a substantial 11.2% sale price growth, this Rooming House is a gateway to tapping into the high demand for quality rentals. The strategic positioning of Forest Lake, combined with the area's accelerating development and increasing appeal, suggests a bright future for investors. With the city's growth, propelled by population increases and significant infrastructure projects, rental demand is expected to strengthen further. This Rooming House represents not just an investment in real estate but a stake in the suburb's prosperous future, ideally suited for the discerning investor ready to capitalize on the lucrative rental market of Forest Lake.