

37 Macgregor Tce, Bardon, Qld 4065

Block Of Units For Sale

Wednesday, 12 June 2024



37 Macgregor Tce, Bardon, Qld 4065

Bedrooms: 10

Bathrooms: 7

Parkings: 2

Area: 800 m2

Type: Block Of Units



Salvatore Vasta
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FOR SALE BY NEGOTIATION

Originally known as Upper Paddington, Bardon is a cosy, residential tightly held suburb in Brisbane's inner-west. Nestled in the foothills of Mount Coot-tha, Bardon is a leafy oasis just outside of the CBD. Bardon is a delightful refuge with a true community vibe, featuring classic Queensland homes and leafy green outlooks. This tranquil suburb, makes the most of its hilly location and offers a peaceful community atmosphere while being accessible to the city's hotspots. MEANING OF BARDON -Derived from the Old English berg and dæln, Bardon is thought to mean "barrow hill" or "barley valley." TOP OF PADDINGTON HILLS (LESS THAN 3 KM FROM CBD) – UNIQUE COMPLEX OF UNITS ON 800m2 LANDStunning unique complex of 2 refurbished house style units + 2 brand new house style units (800 sqm land) on top of LaTrobe tce Paddington (no flood problems), offering views across Bardon and Paddington. Very high potential rental return. Two depreciation plans with huge tax benefit. Possibility to use the property, at the same time, as a Principal Place of Residence and as an Investment Property , or to further develop it . Or land bank for the future and enjoy huge capital growth and increased rental return as time goes on . Currently renting for a fantastic and strong rental return and the ability to increase current rental amounts of all 4 units substantially !!! . This property would also make a great investment to buy in your self managed super fund . Public transport at your doorstep (5 min bus from CBD) and within easy walking distance of the shops, restaurants, cafes and nightspots of Paddington, the Barracks, Petrie Terrace, Park Road Milton, and Rosalie (less than 3 km from cbd).The 800 sqm lot includes 4 units (Council approved). Possibility of future further development.· 37A: refurbished unit with 4 bedrooms, 1 bathroom, living room, kitchen, laundry room and huge deck· 37B: modern brand-new unit with 2 bedrooms, walk in robe,1 ensuite bathroom, 1 bathroom, living room/ kitchen (marble top bench and island), laundry room, huge deck and covered parking space· 37C: modern brand-new unit with 2 bedrooms, 2 ensuite bathrooms, living room/ kitchen (marble top bench and island) and huge deck· 37D: modern brand-new unit with 2 bedrooms, 2 ensuite bathrooms, living room/ kitchen (marble top bench) and huge deck This is a fantastic property to add or to start your property portfolio and has all the things a smart investor would be looking for with all the right characteristic's for huge future value and big rental returns .Property Code: 10748