

4 Wardley Street, Capalaba, Qld 4157

House For Sale

Sunday, 4 February 2024

4 Wardley Street, Capalaba, Qld 4157

Bedrooms: 4

Bathrooms: 4

Parkings: 4

Area: 779 m2

Type: House



Adrian Marks
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For Sale

Centrally located within the green and breezy bayside location of Capalaba, 4 Wardley Street is a unique opportunity to invest in a contemporary 4 bedroom, 4 bathroom sharehouse. The low maintenance building (2011) of masonry block construction provides clean comfortable accommodation in a ground + mezzanine level configuration. Each of the apartments are provided with a mezzanine bedroom, lounge/meals area, ensuite and patio. Shared facilities include a kitchen/laundry, recreational room, inground pool, double carport and onsite parking. Three of the four room rents have just been increased \$300 per week, with the remaining rooming increasing to \$300 per week in May. The fully leased income is projected to be \$62,400 per annum. Operating expenses are approximately \$11,500 per annum which include electricity, fire inspections, rates, insurance and grounds/pool keeping. The property is easily managed by the owner, however management could be transferred to a local agency if you wanted a hands-off investment. The net income is projected to be approximately \$50,900 per annum. In 2023 the owner refurbished the entire solar electrical system and undertook a suite of repairs and maintenance throughout the property. The long-term tenants enjoy an easy commute to Brisbane CBD (35-40 mins) and access to all arterial roads and plenty of public transport. Capalaba Central Shopping Centre is a 5 minute drive and includes all the majors and Bunnings. This hassle free investment is a perfect size for a self managed super fund and any astute investor seeking higher than average investment returns. Please contact me for any further information.