

# 41 Fifth Avenue, Coorparoo, Qld 4151



## House For Sale

Wednesday, 29 May 2024

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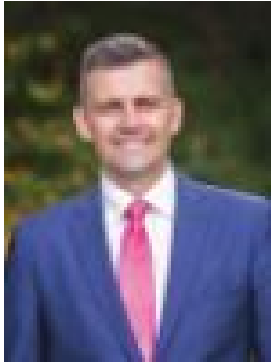
**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 3**

**Area: 810 m2**

**Type: House**



Steven Gow  
0427242466



Lewis Masters  
0422265690

## Best Offers By 11th of June 5pm

\*\*\* Please scroll down to find financial information on this property \*\*\*  
Why you'll love it: This is a unique opportunity to acquire a well-maintained Queenslander in the heart of Coorparoo, currently configured and leased as three separate flats with the potential to be restored into a spacious family home. Featuring a 2-bedroom, a 3-bedroom, and a 1-bedroom flat, this property offers versatility and significant rental income in a great location, within walking distance of Coorparoo Square shops, train station, and Villa Nova College. Key Features:

- Queenslander converted into flats many years ago
- Great investment opportunity, \$1,090 per week return
- Potential to renovate into a family character home
- Gorgeous hardwood floors, leadlight windows, panelling
- High ceilings, split system air-con, under-house storage
- 6 bedrooms, 3 bathrooms, and 3 living areas in total
- Flat 1: 2 beds + 1 bath + living, kitchen, & sunroom
- Flat 2: 3 beds + 1 bath + open-plan living & kitchen
- Flat 3: 1 bed + 1 bath + eat-in kitchen + living area
- 3-car garage/shed in the rear + external shared laundry
- Neatly landscaped & maintained yard and gardens
- Short walk to Villa Nova College & Coorparoo Square
- Walk to City-bound busses and Coorparoo train station
- Short drive to Stones Corner shopping & dining precinct

Best suited for: Investors looking for a flexible, ready-made investment in a sought-after inner-city location or those wanting to restore this charming Queenslander into a family home once again.  
Council Rates - \$1,650 approx. per quarter  
Water Rates - \$450 approx. per quarter