

411 Enoggera Road, Alderley, Qld 4051



Sold Block Of Units

Monday, 14 August 2023

411 Enoggera Road, Alderley, Qld 4051

Bedrooms: 30

Bathrooms: 8

Parkings: 7

Type: Block Of Units

Contact agent

ACCOMMODATION FACILITY IN ALDERLY - INCOME OF \$6,775/wk Adam Holmes-Barry at King Property Specialists exclusively presents this outstanding Investment Opportunity with Development potential. (STCA) This accommodation facility is fully occupied, in excellent condition and is seeking new owners who want to capitalise on the growing Brisbane rental market. FINANCIAL FEATURES- \$352,300/yr Current Gross Income*- Increase income \$70,000+ to match 2023 market rents! - 33 Rental Incomes paid weekly- Long term lease structure- Off-site Management Company in place - Contact agent for further financial analysis FINANCIAL UPSIDE Achieve up to \$421,720/yr* gross income by increasing unit rentals to current market rate. Enquire to receive rental breakdown. BUILDING FEATURES- Fully Government Accredited Level 1 Boarding House- Passed all recent building and fire inspections- In excellent condition, blockwork and concrete construction- Built 2009, all common areas painted 2023. - 16 Bedrooms renovated 2022- All 8 Bathrooms renovated 2022- 2 Buildings on site- 33 Rooms Total (24x Single, 5x Double, 2x Queen Size, 2x Studio Apartments)- 2 Large Double Kitchens in building- 100% Occupancy, 6-12 Month Leases, 4 Weeks Bond Held- Outdoor entertainment space- 7 On Site Car Parks- Property comes fully furnished DEVELOPMENT FEATURES- 1,187m² total land size- 49.7% site cover, 2 storey current dwelling- 2-3 Storey Development allowed on site (LMR2 zoned) LOCATION LOCATION Capital Growth in Alderley 2021 - 30.6% 2022- 12.6% 2023 - 23.4% Alderly is an affluent inner-city suburb only 10 minutes from Brisbane CBD. It has experienced exceptional capital growth over the last few years due to the high amount of new residential development in the area and multiple new shopping precincts. With easy access to multiple train stations and bus stops, your tenants will love this convenient inner city location. DESTINATION FEATURES 4KM - BRISBANE CBD 50m - Local Bus Stop 150m - Sedgley Park 400m - Newmarket State School 400m - Alderley Shopping Precinct 530m - Alderley Train Station 1.15km - Newmarket Shopping Precinct 2.68km - QUT University Kelvin Grove 2.9km - Victoria Parklands 4kms - Suncorp Stadium 4km - Brisbane Grammar Schools* Income based on current fully occupied dwelling STCA = (Subject to Council Approval) Please contact Adam for more information and to express your interest. Disclaimer - All information and suggested investment and development options contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries. All listed development options above require the buyer's own due diligence and are subject to satisfaction of the subdivision code & subject to council approval.