

43 Wilson Street, Labrador, Qld 4215

abodecentral

House For Sale

Friday, 19 April 2024

43 Wilson Street, Labrador, Qld 4215

Bedrooms: 5

Bathrooms: 4

Area: 731 m2

Type: House



Ian Bickerton
0433634878



Joshua Duncan

\$1,400,000+

Situated on an expansive 731m² corner allotment in this desired pocket of Chirn Park, this spectacular development opportunity is not one to be missed. Property Features: • Expansive 731m² corner block offering a residence on each frontage • DA approved, ready to engage builder • Two separate established residences currently situated on the block with a combined weekly rental yield of \$1,100 p/w. • Just minutes away from the many amenities of Labrador, including Chirn Park, the Broadwater, Australia Fair & Harbour Town Shopping Centre. Current Dwelling #1: • Single Level • 3 Generously Sized Bedrooms • 1.5 Bathrooms • Open Plan living, kitchen and dining area • Undercover Parking & Storage • Current Rental Return \$550 p/w (Market Appraisal \$600-\$630 p/w) Current Dwelling #2: • 2 Storey • 2 Bedrooms • 1.5 Bathrooms • Open Plan kitchen Living and Dining area • Large Sunroom or Office • Large Second Floor Balcony • Current rental return \$550 p/w (Market Appraisal \$600-\$650 p/w) Approved Development: Luxury freestanding Duplex residences impeccably designed by award winning local architect SMEK Design. Each home comprising of 4 bedrooms, 3.5 bathrooms and both feature a private, stylish outdoor entertaining area with a pool each. If you are seeking a property that promises an excellent result upon development where all the hard work has already been done for you, a secure path to capital growth and a healthy rental return in the meantime, seize the opportunity to acquire this residence in the heart of Labrador. The continuously increasing demand in the area make it a valuable prospect for individuals with the foresight to unleash its full potential. Please get in touch to organise a private inspection. Important: Whilst every care is taken in the preparation of the information contained in this marketing, Abode Central will not be held liable for the errors in typing or information. All information is considered correct at the time of advertising.