

44/7-11 Brown Street, Labrador, Qld 4215



Sold Unit

Monday, 23 October 2023

44/7-11 Brown Street, Labrador, Qld 4215

Bedrooms: 3

Bathrooms: 3

Area: 91 m2

Type: Unit



Joshua Dean
0447777148

\$360,000

Strictly STUDENT ACCOMMODATION ONLY - Not available to owner occupiers or first home buyers. Act fast - this opportunity delivers a strong ROI with excellent demand and high rental levels achieved. Each unit includes 3 bedroom each with an en suite and each bedroom/en suite is rented separately so you earn 3x the income. Gross yield is Circa 11% with potential to increase depending on the term of the lease for the occupants. The complex has professional onsite management who handles the day-to-day management of the units and tenants for the owners. Register your interest with the exclusive selling agent, Joshua Dean on 0447 777 148***Inspections by appointment only***Income: \$810 p.wOccupancy rate: 80 to 90% average. Outlays: • City council rates: approx. \$42 p.w •
Water rates: approx: \$46 p.w• Body Corporate Fees: \$94.63 p.w• Special levy: \$44.33 p.w •

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