

48/7-11 Brown Street, Labrador, Qld 4215



Sold Unit

Monday, 6 November 2023

48/7-11 Brown Street, Labrador, Qld 4215

Bedrooms: 3

Bathrooms: 3

Type: Unit



Joshua Dean
0447777148

\$390,000

Strictly STUDENT ACCOMMODATION ONLY - Not available to owner occupiers or first home buyers. Won't last long - this safe investment opportunity is achieving astounding returns and solid demand. The unit comes with 3 bedrooms, each with an en suite and each bedroom/en suite is rented separately so you earn 3x the income. This unit has multiple improvements made, including but not limited to: renovated flooring, brand-new air conditioner, new study desks and more. Gross yield is Circa 11% with the potential to increase depending on the term of the lease for the occupants. The building has an exclusive agreement in place with the nearby university. This ensures high occupancy, providing owners with security that their investment continues to generate income. 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***Rental income: Currently achieving \$800 p.w Occupancy 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
Strictly STUDENT ACCOMMODATION ONLY - Not available to owner occupiers or first home buyers.