

# 49 Grange Road, Grange, Qld 4051

## House For Sale

Tuesday, 16 January 2024



49 Grange Road, Grange, Qld 4051

Bedrooms: 6

Bathrooms: 4

Parkings: 2

Area: 405 m2

Type: House



Daniel Hooper



Evander Spathis  
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**\$1,450,000+**

This is one of the most unique homes I have ever sold and an incredible opportunity to combine the level of rental income usually reserved for apartments and commercial property while also achieving potential capital growth of a residential home in one of Brisbane's most sought after suburbs. 49 Grange Road, a council approved rooming accommodation house, consists of 6 bedrooms, 4 bathrooms, 2 kitchens plus 2 kitchenettes, 4 living areas and 3 outdoor spaces. This large 254 sqm home is currently home to 5 separate tenancies, with a current rental income of \$69,680 and potential to increase to over \$75,000 (based on market rates) This home has been upgraded over time including a full renovation downstairs in 2017, new roof in 2020 and addition of a massive 13kW and currently houses 5 long term tenants who are reliable and clean making it a perfect set and forget investment opportunity. Property Features- Situated in a convenient spot in sought after Grange (which has had close to 70% price growth over the last 5 years)- Property is sold furnished (full list of furniture in the information kit)- Large 254 sqm home inclusive of 6 bedrooms, 4 bathrooms, 4 living areas and 3 outdoor spaces- Off street parking (uncovered) for 2-3 cars- Massive 13.5kW solar system- Brand new roof in 2020- Lower level fully renovated in 2017- Incredible investment opportunity combining both cash flow and potential for capital growth Location Features- Located in the sought after Wilston State School Catchment- Five minute walk to Lanham Park and 15 minute walk to the Kedron Brook- A short walk to Grange Library and various local shops/cafes- Twelve minute drive to Brisbane Cbd- Ten minute drive to Westfield Chermiside