

**56 Denham Street, Bracken Ridge, Qld 4017**

**Block Of Units For Sale**

Tuesday, 12 March 2024

56 Denham Street, Bracken Ridge, Qld 4017

**Bedrooms: 5**

**Bathrooms: 5**

**Parkings: 2**

**Area: 698 m2**

**Type: Block Of Units**



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## By Negotiation

Full Information Memorandum available by request. Offering a \$102,982pa Gross Yield on 698m<sup>2</sup> in a strong up and coming Brisbane suburb primed for future growth. Unearth the potential of this exceptional investment opportunity in Bracken Ridge – a suburb on the cusp of a remarkable transformation, boasting robust future growth prospects! This property, formerly a standard house, recently converted into a Rooming House or Block of Flats-style building, emerges as a lucrative asset for investors eyeing both the gentrifying neighbourhood and the enticing rental returns it achieves. Nestled in the heart of Bracken Ridge, this property provides a more affordable entry point without compromising on future appreciation potential. As a suburb, it is positioned between premium locations demanding a hefty price tag and low socioeconomic areas with limited growth prospects, as such it represents a strategic investment sweet spot, offering abundant upside for savvy investors. Currently yielding a gross rental income of \$102,982pa with projected operating costs of \$25,313, the approximate net yield of \$77,669 places this property at the forefront of solid investments with room for substantial growth. The rental price surge, driven by Brisbane's expanding population and the persistent undersupply of rental stock, indicates a trend unlikely to wane, especially in the run-up to the upcoming Olympics and the various ongoing key infrastructure projects in the city. This distinctive asset class ensures stable long-term residential tenancies, boasting an exceptionally low vacancy rate. Join the transformative wave sweeping through Bracken Ridge and position yourself for promising future returns in this dynamically evolving market! Don't miss out on this opportunity to be part of the neighbourhood's evolution and capitalise on its rising potential!