

62/4-20 Varsityview Court, Sippy Downs, Qld 4556



Sold Unit

Friday, 18 August 2023

62/4-20 Varsityview Court, Sippy Downs, Qld 4556

Bedrooms: 4

Bathrooms: 4

Parkings: 1

Type: Unit



Dallas Foster
0754456088

\$362,500

For an information memorandum, please email to enquire. Disclaimer: Photos displayed are from another comparable unit within the same complex. Resort lifestyle within walking distance of the Sunshine Coast University. This entry level investment opportunity offers a secure complex ticking all the boxes for the investor and a very sought-after rental return. The Varsity complex offers affordable student accommodation to our local and out of town University students. It also offers loads of extra benefits including a 30 metre lap pool, another leisure pool, tennis court, basketball court, large indoor common area, gym and several communal areas. This fully self-contained and furnished apartment has 4 lockable bedrooms incorporating its own ensuite. Each bedroom rents for either \$196 p/w or \$210 p/w. This is a great investment for the family with son or daughter attending the Sunshine Coast University needing accommodation and security. While at the same time giving you, the investor, a handsome return as you rent the other 3 rooms. Current leases: Room A: Leased until 08/01/24 at \$210 per week Room B: Leased until 08/01/24 at \$210 per week Room C: Leased until 03/07/23 at \$224 per week Room D: Leased until 08/01/24 at \$210 per week Total rental income: \$854 p/week or \$44,408 p/year approx Property features:- 4 beds- 4 ensuites- Common lounge room/dining- A/C in living area- Potential ROI* between 7-9% Complex features:- Large leisure pool & additional 30m lap pool- Large indoor communal/games room- Outdoor beach volleyball court- Indoor gym- On-site management- Full time gardeners & on-site care takers- Quick & easy walking access to the Sunshine Coast University- Undercover car park in complex & on-street parking- Gated & secure complex NOTE: You will need a 40% deposit if you require lending.* Return on investment will depend on occupancy & vacancy throughout the year, the return is not guaranteed & is only a current estimation of income & expenses