

721/188 Shafston Avenue, Kangaroo Point, Qld 4169

RaaS
Property Group

Sold Apartment

Thursday, 21 December 2023

721/188 Shafston Avenue, Kangaroo Point, Qld 4169

Bedrooms: 1

Bathrooms: 1

Area: 21 m2

Type: Apartment



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\$210,000

This charming studio apartment, offering partial river views and situated on the 7th floor of the 'Shafston University Mansions' building, is a golden opportunity for astute investors. Whether you're an experienced investor expanding your portfolio or someone new to the game, this property promises outstanding returns and a prime location in the heart of Brisbane. Step onto your private balcony and breathe in the fresh air while soaking in the tranquil river views, creating the perfect atmosphere for relaxation and attracting potential renters. Upon entry, you'll discover a versatile living and sleeping area that connects to a well-maintained bathroom. This central space features a built-in wardrobe and a convenient study nook, making it ideal for renters looking for both convenience and comfort. Additionally, a well-appointed kitchenette with a tiled splashback and ample cupboard storage completes the picture.

Key Investor-Focused Features:

- Fully furnished for immediate rental income
- Built-in robes attract tenants seeking storage
- Onsite management streamlines the rental process
- Secure complex with elevator access, appealing to renters' safety concerns
- Amenities like a recreational lounge, fully equipped gym, and cafeteria enhance rental appeal
- Low-maintenance, cost-effective body corporate fees covering electricity and internet contribute to positive cash flow
- Proven low vacancy rates ensure a steady income stream
- Exceptional rental returns make this a sound investment choice

Current Rent: \$420 Per Week
Body Corporate Fees: \$3,897 per annum
Council Rates: \$1,923 per annum

The strategic location of the iconic Shafston Mansion building effortlessly appeals to the student and professional renter market, ensuring a consistent flow of potential tenants. The Shafston Mansion building offers an array of amenities, including a recreational lounge, on-site laundry facilities, fully equipped indoor and outdoor gyms, a cafeteria, and photocopying/printing services—all attractive features for prospective tenants. Kangaroo Point, an upscale inner-city peninsula paradise, is the perfect backdrop for your investment. Its accessibility via ferries, City Cats, buses, and proximity to key transportation routes, such as the Clem Jones Tunnel, South East Freeway, and the Story Bridge, ensures a steady stream of renters. Entertainment options, including the Jazz Club, Story Bridge Hotel, and The Gabba, further enhance the property's appeal. The area boasts a variety of high-quality restaurants and cafes, within walking distance, adding to the property's rental desirability. Residents of Kangaroo Point revel in an inner-city lifestyle while enjoying a serene and peaceful environment, making it an attractive prospect for both investors and tenants alike. Don't let this exceptional investment opportunity slip through your fingers. Act now to secure a steady income stream and attractive returns with this studio apartment.