

722/188 Shafston Avenue, Kangaroo Point, Qld 4169

RaaS
Property Group

Sold Apartment

Saturday, 23 December 2023

722/188 Shafston Avenue, Kangaroo Point, Qld 4169

Bedrooms: 1

Bathrooms: 1

Area: 25 m2

Type: Apartment



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\$210,000

This delightful studio apartment, graced with partial river vistas, and perched on the 7th floor of the esteemed 'Shafston University Mansions' building, presents a lucrative prospect for savvy investors. Whether you're a seasoned investor expanding your portfolio or new to the real estate game, this property offers the promise of impressive returns and a prime location in the heart of Brisbane. Step onto your private balcony to savor the fresh air and immerse yourself in the serene river views, creating an ideal setting for relaxation and enticing potential renters. Upon entering, you'll encounter a versatile living and slumbering space that seamlessly connects to a well-maintained bathroom. This central area features a built-in wardrobe and a convenient study nook, making it perfect for tenants seeking both convenience and comfort. Additionally, a well-appointed kitchenette adorned with a tiled splashback and ample cupboard storage rounds out the picture.

Key Features Tailored to Investors:

- Fully furnished for immediate rental income
- Built-in wardrobes to attract tenants in need of storage
- Onsite management streamlining the rental process
- Secure complex with elevator access, addressing 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 solid investment choice

Current Rental Income: \$440 Per Week
Body Corporate Fees: \$3,951 per annum
Council Rates: \$1,923 per annum

The strategic positioning of the iconic Shafston Mansion building naturally appeals to the student and professional rental market, guaranteeing a constant influx of potential tenants. The Shafston Mansion building boasts 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, forms 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 consistent stream of renters. Entertainment options, including the Jazz Club, Story Bridge Hotel, and The Gabba, further elevate the property's allure. The area is dotted with an array of high-quality restaurants and cafes within walking distance, enhancing the property's rental desirability. Kangaroo Point residents revel in an inner-city lifestyle while enjoying a peaceful and tranquil environment, making it an attractive prospect for both investors and tenants alike. Don't let this exceptional investment opportunity slip through your grasp. Act now to secure a steady income stream and appealing returns with this studio apartment.