

**8 & 9/17 Erneton Street, Newmarket, Qld 4051**

Place. **P**

**Apartment For Sale**

Tuesday, 30 April 2024

8 & 9/17 Erneton Street, Newmarket, Qld 4051

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## For Sale

Here is your opportunity to secure this high return investment in one Brisbane's most sought after suburbs. With two, one-bedroom self-contained apartments on one title, this unique offering is the perfect high yield investment you have been looking for. Both apartments consist of 1 bedroom with separate living and kitchen and a balcony off the bedroom which includes study desk and built-in robe. One apartment is allocated a car and with a 6% gross annual yield this the perfect investment to sit and hold in your portfolio. Features Include:

- 2 x 1 bedroom, 1 bathroom apartments
- Bedrooms with built-in robe, study desk and private balcony
- Open plan living
- Air-conditioning
- Tiled living areas and carpet in the bedrooms
- Bathroom with shower over bath and laundry
- Single car spot for one apartment
- Close to bus, train and all amenities
- 6% gross annual yield
- 2 lots on 1 title
- Each apartment is returning \$350 per week until January 2025
- Body Corp fees \$3215 per annum
- Great investment

With an abundance of local transport options at your doorstep, parks, cafes, Newmarket swimming pool and plenty of open spaces including bike networks, Newmarket is certainly a place that the locals would rather keep secret. With a variety of retail options, you are spoilt for choice with Newmarket's Reading Shopping Centre and Reading's newly built Newmarket Village Cinemas, Wilston Village, Stafford City, Big W and Woolworths and Coles Alderley. Farm Street is situated in the highly renowned Newmarket State School & Kelvin Grove State College catchments and is also close to QUT Kelvin Grove campus. The location provides ease of access to the Airport link and Clem 7 tunnel with the Brisbane CBD only a 10min drive and linking you with the north and south coasts. For further information or to book your inspection please call Danny Cody on 0404 077 102. \*\* Disclaimer\*\* This property is being sold without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.