

8 Booth Street, Queanbeyan, NSW 2620



Sold Apartment

Thursday, 4 April 2024

8 Booth Street, Queanbeyan, NSW 2620

Bedrooms: 12

Bathrooms: 5

Parkings: 4

Type: Apartment



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\$1,706,000

Embark on a journey of investment excellence with "Mulligans"! Tucked away in a serene, family-friendly street, this standalone apartment block beckons with promise and potential. The year was 2004 when the homeowners, fueled by the desire for a robust rental return, set their sights on this gem. Nestled within this cosy complex are four distinct units, each a testament to refined living, complete with three bedrooms and an allocated single car garage. Picture yourself in the upper units, with their separate lounge and dining areas exuding elegance and charm. Or, perhaps, the ground-floor units with their inviting open-plan layout capture your imagination-perfect for seamless entertaining and relaxation. But it's not just the interiors that captivate; it's the breathtaking vistas of the Queanbeyan Golf Course that truly steal the show. Imagine waking up to the gentle whispers of nature, greeted by the expansive greenery stretching as far as the eye can see - a scene straight out of a dream. Over the years, the homeowners spared no effort in maintaining and enhancing this investment jewel. From refurbishing one of the ground floor units, complete with floating flooring and a modern ensuite, to updating kitchens and rejuvenating interiors across all units - attention to detail reigns supreme. And let's not forget the practicalities - individual power and water meter arrangements ensure convenience and efficiency, while allocated single-car lock-up garages offer peace of mind and security. Whether you're an astute investor seeking stable returns or a homeowner yearning for tranquility, "Mulligans" promises the best of both worlds. With its impeccable maintenance and solid rental history, it's time to seize the opportunity and unlock the potential of this investment sanctuary.

More Details:- "Mulligans" standalone apartment block, comprising of four units- Fantastic rent return of over \$100,000 per annum- Each unit comprises of three-bedroom units with allocated separate single car lock up garages- Each unit has individual power & water meter arrangements- Each unit has individual waste & recycling bins- Freshly painted interior in each unit- Flooring updated in each unit- Located along a quiet, family friendly street- Views over Queanbeyan Golf Course- Year Built: 1985- Approx. Block Size: 827 sqm- Approx. Council Rates: \$1823 per quarter- Approx. Rental Return (whole complex): \$2000 per week

1/8 Booth Street:- Top floor unit- Master bedroom ft. carpet, built-in wardrobe & two-way entry- Additional two bedrooms ft. carpet & built-in wardrobes- Open plan kitchen & dining- Kitchen ft. double stainless-steel sink, freestanding oven with 4 burner cooktop, dishwasher, ample bench space & cabinetry- Segregated living space ft. ceiling- Large windows throughout ft. wooden Venetian blinds- Oversized main bathroom ft. built-in bathtub, separate shower & separate toilet- Separate laundry- Multiple generous built-in linen cupboards- Single car lock up garage- Approx. Living Size: 125 sqm- Approx. Rental Return (current market): \$550 - \$600 per week- Currently tenanted until 29/06/2024 for \$450 per week

2/8 Booth Street:- Top floor unit- Three bedrooms ft. carpet & built-in wardrobes- Open plan kitchen & dining- Kitchen ft. double stainless-steel sink, built-in electric oven, 4 burner electric cooktop, dishwasher, ample bench space & cabinetry- Segregated living space ft. ceiling fan- Large windows throughout ft. wooden Venetian blinds- Oversized main bathroom ft. built-in bathtub, separate shower & separate toilet- Separate laundry- Generous built-in linen cupboard- Single car lock up garage- Approx. Living Size: 125 sqm- Approx. Rental Return (current market): \$550- \$600 per week- Currently tenanted until 18/07/2025 for \$490 per week

3/8 Booth Street:- Recently renovated ground floor unit- Three sizeable bedrooms ft. carpet- Open plan living, kitchen & dining ft. floating floorboards- Kitchen ft. double stainless-steel sink, 4 burner electric cooktop, built-in electric Chef oven, Bosch dishwasher, ample cabinetry, generous pantry, marble splashback & large breakfast bar- Large windows throughout ft. roller blinds- Bathroom ft. built-in bathtub & large, separate shower- Separate laundry ft. external access- Private front courtyard- Single car lock up garage- Approx. Living Size: 125 sqm- Approx. Rental Return (current market): \$600 per week- Currently tenanted on a month-to-month basis for \$570 per week

4/8 Booth Street:- Recently renovated ground floor unit- Master bedroom ft. carpet, built-in wardrobe & private ensuite- Additional two bedrooms ft. carpet, one with built-in wardrobe & one with walk-in wardrobe- Open plan living, kitchen & dining- Kitchen ft. double stainless-steel sink, 4 burner electric cooktop, built-in electric Chef oven, Bosch dishwasher, breakfast bar, ample bench space & cabinetry - Large windows throughout ft. wooden Venetian blinds- Main bathroom ft. built-in shower bathtub & separate toilet- Separate laundry ft. external access- Generous built-in linen cupboard- Private front courtyard- Single car lock up garage- Approx. Living Size: 125 sqm- Approx. Rental Return (current market): \$600 per week- Currently tenanted on a month-to-month basis for \$490 per week