

802/188 Shafston Avenue, Kangaroo Point, Qld 4169

RaaS
Property Group

Sold Apartment

Wednesday, 4 October 2023

802/188 Shafston Avenue, Kangaroo Point, Qld 4169

Bedrooms: 1

Bathrooms: 1

Type: Apartment

\$195,000

The enviable location of this studio apartment positions it at the heart of the booming Brisbane landscape, ensuring a steady stream of income. This a strong, secure and profitable investment. The 'Shafston Mansions' building boasts extremely low vacancy rates, fortifying its appeal for investors seeking consistent rental income and minimized risk. Property Financials:- Brisbane City Council Rates: \$480 per quarter- Body Corporate Rates (including electricity): \$915 per quarter- Water: \$285 per quarter- Current Rent: \$375 per week- Lease Status: Leased until 19th March 2024 Based on these figures the yield is 6.4% The property's proximity to upcoming infrastructure, vibrant amenities, and thriving attractions makes it an irresistible prospect for astute investors seeking both immediate returns and long-term value growth. Property Features:- Exceptional 21m2 studio apartment- Ideal for market newcomers and first-time homebuyers- Ample built-in storage solutions- Efficient kitchen with generous storage space- Includes a convenient study nook, ceiling fan, and portable air conditioner- Windows for natural ventilation Amenities at Shafston Mansion:- Recreational lounge- On-site laundry facilities- Fully equipped indoor and outdoor gym- Cafeteria and business services- 24/7 on-site building management- Secure swipe card access for top-tier security Location Advantages:- Proximity to upcoming Kangaroo Point Green Bridge for easy CBD access- Close to dining, cafes, bars, and public transport- Nearby attractions: Brisbane River, Captain Burke Park, Kangaroo Point Cliffs, and Story Bridge Hotel This exceptional studio apartment at 802/188 Shafston Avenue presents an outstanding investment opportunity. Boasting a solid yield of 6.4% and a lease until March 2024, it's a lucrative option for investors seeking a strategic foothold in the vibrant Kangaroo Point area. With a perfect blend of financial stability, extremely low vacancy rates, convenience, and attractive amenities, this property is a compelling choice for those looking to capitalize on Brisbane's thriving real estate market. Don't miss out - seize this opportunity and invest in your future today!