

95 Samford Road, Alderley, Qld 4051

Block Of Units For Sale

Saturday, 9 March 2024

95 Samford Road, Alderley, Qld 4051

Bedrooms: 6

Bathrooms: 4

Parkings: 6

Area: 533 m2

Type: Block Of Units



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Price By Negotiation

A unique investment opportunity in a sensational pocket of Alderley, this 533sqm site features two commercial spaces and two townhouses on a corner block. Generating \$154,721.60 gross per year, the high-income-producing asset is fully tenanted and presents a versatile addition to your portfolio. Benefiting from a corner lot location, the two commercial spaces (barber shop and coffee shop on long-term leases) feature a high-exposure frontage to Samford Road, while the two modern townhouses enjoy a quiet position, leafy outlook and access via Camborne Street. Situated 6.1km from the CBD, these properties offer convenience only 50m from bus stops and 550m from Alderley train station. Alderley Village with Coles, shops, cafes and dining is 350m away, and tenants can access Gallipoli Barracks, shopping centres, RBWH, local schools and private colleges in minutes. Key features:- 533sqm corner site with over 40-metre combined frontage- Dual frontage to Samford Road and Camborne Street- 2x modern townhouses and 2x commercial spaces (barber shop and coffee shop)- \$154,721.60 gross annual income (\$61,121.60 commercial, \$93,600 residential)- Off-street and garage parking- 50m to bus stops, 550m to Alderley station and 750m to Enoggera station- 350m to Alderley Village with Coles, shops, cafes and dining- Enoggera State School and Everton Park State High School catchments- 1.1km to Gallipoli Barracks- 6.1km to the CBD Each townhouse includes:- Modern three-storey design and leafy outlooks- Suspended slab concrete floors and stone benchtops- Open-plan living and dining area extending to a balcony- Modern kitchen with Fisher & Paykel appliances- Three bedrooms, two bathrooms (one ensuite) and powder room- Remote double garage with walk-in storage area- 4-zone ducted air-conditioning Contact agent for full information memorandum. Disclaimer This property is being sold by auction or 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 Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.