

**Address available on request, Lutwyche, Qld 4030**

**Coronis**

**House For Sale**

Tuesday, 16 January 2024

**Address available on request, Lutwyche, Qld 4030**

**Bedrooms: 8**

**Bathrooms: 4**

**Parkings: 2**

**Area: 541 m2**

**Type: House**



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## Offers Over \$1,3m

**Location:** Situated at 37 Bradshaw Street, Lutwyche, QLD, this property boasts an exceptional location with its proximity to a shopping center within 100 meters and easy access to public transport within 50 meters. The strategic placement enhances convenience and accessibility for both tenants and potential buyers.

**Rental Potential:** The property comprises four lots, all currently rented out with an impressive average rental income of \$390 per week per unit. This steady rental income provides a reliable cash flow stream, adding stability to the investment.

**Development Opportunities:** The property allows for a maximum building height of four stories, subject to council approval. This flexibility opens the door to potential development opportunities, making it an attractive prospect for those considering expansion or redevelopment projects. Additionally, up to 30% of the space can be designated for commercial use, enhancing the property's versatility.

**Strategic Long-Term Investment:** With its prime location and development potential, 37 Bradshaw Street presents itself as an ideal candidate for long-term investment. The strategic proximity to amenities, public transport, and the flexibility in development options contribute to its value appreciation over time.

**Considerations:** Investors should conduct thorough due diligence regarding local council regulations, zoning requirements, and potential future developments in the area. Engaging with local authorities and planning departments will be essential to ensure compliance with regulations and maximize the property's potential.

In conclusion, 37 Bradshaw Street, Lutwyche, QLD, stands as a promising investment opportunity with its strategic location, rental income potential, and development possibilities. For those with a long-term vision, this property holds the key to both immediate returns and sustained growth in the dynamic real estate market.

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