

3/541 Rode Road, Chermside, Qld 4032



Apartment For Sale

Sunday, 30 June 2024

3/541 Rode Road, Chermside, Qld 4032

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Type: Apartment



Elliott Dean

0401762655

FOR SALE NOW

Positioned in the vibrant hub of Chermside just 200m from the Holy Spirit and Prince Charles Hospitals, this generously proportioned 158sqm property promises a secure and lucrative investment. Part of the hotel 'Essence', a stunning apartment complex, the residence offers guaranteed rental returns of \$762/week until April 2025 and beyond. Boasting one of the largest floorplans available in the building 3Bed, 3Bath (dual key configuration). Comprising three bedrooms each with their own bathrooms (including a separate studio with a kitchen), the sleek residence enjoys access to complex amenities including a guest lounge, BBQ alfresco terrace, meeting room, secure carpark, lift access and reception, manned from 7am to 8pm each day. Whilst the property has been strategically positioned next to the hospitals, it also offers proximity to public transport, Chermside Shopping Centre, CBD and access to major arterials to the Gold Coast, Sunshine Coast and Brisbane Airport. Elegant and stylishly decorated throughout, the property is fully furnished and centered around the open plan living and dining areas, complete with timber floors, study nook and hidden laundry. This space is serviced by the functional kitchen, complete with stone benchtops, dishwasher and gas cooking. The living areas flow out to the spacious main balcony where there is plenty of room for al fresco dining and relaxing, privatised by the surrounding greenery. The two bedrooms off the living areas contain built-in wardrobes and access to the second balcony through sliding glass doors, each with private ensuites that host glass walk-in showers. The studio includes its' own kitchen, large bathroom and wardrobe, also opening out to the main balcony. The property is air-conditioned throughout, with quality fixtures and furnishings to create a comfortable yet modern space, inclusive of a single space in the complex carpark. Currently rented at \$762 per week until April 2025 (plus a CPI increase to the rent in January 2025), this is a perfect set-and-forget investment, with guaranteed rental income and positive returns. Popular with hospital visitors both long and short term, corporate quests and those who travel to-and-from Brisbane regularly, this is a unique opportunity to secure a historically high-performing investment with consistently low vacancy rates based on its' location and proximity to the hospitals. The layout of the ample 158sqm floorplan with private bathrooms and balconies further solidifies this a premium opportunity, offering a suave and stylish residence within a conveniently positioned and serviced hotel. Summary Features Include:

- Part of hotel 'Essence' 200m from Holy Spirit & Prince Charles Hospital offering short term accommodation - one of the largest floorplans available in the building
- Comprising 3 x bedrooms with their own bathrooms (inc. separate studio with kitchen) 158sqm
- Complex amenities inc. guest lounge, BBQ alfresco terrace, meeting room, secure carpark, lift access & reception (manned from 7am to 8pm each day)
- Proximity to public transport, Chermside Shopping Centre, CBD & access to major arterials to the Gold Coast, Sunshine Coast & Brisbane Airport
- Stylish property centred around open plan living/dining areas, complete with timber floors, study nook & hidden laundry
- Serviced by functional kitchen with stone benchtops, dishwasher & gas cooking
- Living areas flow out to spacious main balcony where there is plenty of space for al fresco dining & relaxing, privatised by the surrounding greenery
- 2 x Bedrooms off the living areas contain built-in wardrobe, access to the second balcony through sliding glass doors & private ensuites that host glass walk-in showers
- Studio includes kitchen, large bathroom & wardrobe, opening out to main balcony
- Property is air-conditioned throughout, with quality fixtures/furnishings & single carpark
- Currently rented at \$762 per week until April 2025 (with CPI increase in January 2025), this is a perfect set-and-forget investment, with guaranteed rental income & positive returns
- Popular with hospital visitors both long/short term, corporate quests & those who travel to-and-from Brisbane regularly
- Historically high-performing investment with consistently low vacancy rates based on location & proximity to the hospitals