

1-6/19 Rutland Street, Coorparoo, Qld 4151



Block Of Units For Sale

Tuesday, 25 June 2024

1-6/19 Rutland Street, Coorparoo, Qld 4151

Bedrooms: 12

Bathrooms: 6

Parkings: 6

Type: Block Of Units



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Auction

Rarely do opportunities like this come up, on offer is this entire block of 6 strata-titled units, set on an 827m² block in an elevated and exclusive pocket of Coorparoo. This six-residence building positioned in a quiet street with suburban views currently generates \$134,160 Per/Annum (\$2580 Per/Week) in rental income. This cavity brick unit block will impress with its ready-made investment and capital growth opportunities. Auction Details: if not sold prior, Coronis In-Room Auction Event 520 Lutwyche Road, Lutwyche, QLD, 4030 24/7/2024 at 6:00 pm The property's six (2 bed, 1 bath) units offer a choice of expansive floorplans ranging from 106m²- 123m², with all units in perfectly rentable condition, you could still come through and renovate the units to a higher standard if you would like. All units are air-conditioned, and have lush treetop skyline aspects captured from all apartments, with the interiors further enhanced by fresh hillside cross breezes. Set amongst beautiful traditional character homes. Located just 300 metres walk from an express bus stop (15 minutes to and from the CBD plus a short drive to Westfield Carindale), the property is also moments from the South-East Freeway, Hospitals, local cafes, Coorparoo Square's restaurants, bars, multiple supermarkets and cinemas; and within the catchment of the coveted Coorparoo State School and Coorparoo Secondary College. The property's three unique floor plans offer open-plan designs, plenty of flowing natural light and an abundance of space and large bedrooms. All units are currently occupied by long-standing tenants with leases all in place. Current Annual Outgoings:- Common Property Electricity - \$474.52 P/A- Brisbane City Council Rates - \$11,542.80 P/A- Body Corporate Management Fees -NA - No active body corporate- Urban Utilities Water & Sewerage - \$7,747.44 P/A- Building and Public Liability Insurance - \$5,663.15 P/A- Total Outgoings = \$25,427.91 P/A Notable Features: Land Size of 827m² Strata-Titled Complex 4km from Brisbane CBD Impressive suburban views Currently returning \$134,160 per/annum (\$2,580 per/week) 6 oversized, 2 bedroom & 1 bathroom units with generous-sized garages Presenting a flexible yet secure and low maintenance investment just 4km from the CBD, 'Noble Courts' units are a must-consider. For further information or to arrange an inspection please contact Solomon Michael Disclaimer: This property is being sold via auction and 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."