

15 Roma Crescent, Roma, Qld 4455



Block Of Units For Sale

Sunday, 23 June 2024

15 Roma Crescent, Roma, Qld 4455

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 1156 m2

Type: Block Of Units



Morgan Rowbotham

\$525,000

A rare opportunity presents itself in Roma Crescent to purchase a three x two bedroom unit complex. This complex is situated on a generous land area of 1156 m² within a few minutes drive to Roma's CBD and is surrounded by established trees and gardens for easy ongoing maintenance. Internal Features of Each Unit: • Modern kitchen with plenty of cupboard and bench space plus an island bench along the lounge area. The dining room is also included in this space and could comfortably fit a four piece dining table and chairs. • The lounge room is off the patio area with carpet flooring and a large split system air-conditioner on the wall • Two bedrooms each with carpet flooring, window furnishings and a large built in cupboard • The bathroom and laundry are each positioned to the back of each unit with separate space for both rooms. The bathroom hosts a toilet, vanity and corner shower whilst the laundry has a tub/vanity combo and external access External Features of the Whole Complex: • Four bay carport - three tenancy parks plus one visitors parking space • Rainwater tank to the rear of building • Established trees and gardens with a regular maintenance contract in place • Back unit can be fenced off further to allow own yard • Each unit has their own concrete patio area Investment Highlights: • Easy maintenance, hands off investment with a reliable rental income • Potential for increased rental returns in line with recent market trends • Secure investment with low vacancy rates and high tenant demand • Well maintained building with potential for further expansion and development within an quiet and friendly neighborhood All astute investors looking to expand your portfolio or enter the property investment market will appreciate this lucrative opportunity. Currently its annual return is approximately \$39,000 with no body corporate structure in place. Expenses: Rates | \$2016.39 per six months Rental Return: Unit 1 | \$260.00 until 06/04/2025 Unit 2 | \$240.00 until 18/08/2024 Unit 3 | \$250.00 until 01/07/2024 Contact Morgan Rowbotham on 0419 850 369 to arrange an appointment to inspect these units - 24 hour notice period will be required.