

17 Lade Street, Gaythorne, QLD, 4051



Block Of Units For Sale

Monday, 23 September 2024

17 Lade Street, Gaythorne, QLD, 4051

Bedrooms: 7

Bathrooms: 4

Parkings: 3

Type: Block Of Units



Arthur Conias Toowong

Cash Flow Just Metres From Commercial Hub and Station

- * Appealing yield with multiple income streams
- * Future potential for development
- * Excellent location on quiet street close to Gaythorne Station
- * Long term tenants
- * Four large flats under one title
- * Inspections by appointment only – Call 24hrs

The combination of a high yield with potential for solid capital growth comes together under one roof, with this excellent investment opportunity.

Set on a valuable 607sqm, (zoned LMR2) the building comprises four large units offering multiple income streams from the single property.

This risk-free location is superbly positioned on a quiet street just 230m from Gaythorne Station and close by to shops, parks, and restaurants.

- 4 flats under one title.
- Flat 1. Two beds, one bath plus living, kitchen, sunroom, courtyard, and garden.
Leased to 12th July 2025 for \$310 per week, (currently appraised for \$400 per week).
- Flat 2. One bed, one bath plus living, kitchen, and courtyard.
Leased to 12th January 2025 for \$315 per week, (currently appraised for \$350 per week).
- Flat 3. Two beds, one bath plus living, kitchen, and a terraced courtyard.
Leased to 14h February 2025 for \$285 per week, (currently appraised for \$400 per week).
- Flat 4. Two beds, one bath plus living and kitchen.
Leased to 23rd November 2024 for \$315 per week, (currently appraised for \$400 per week).

- Within 300m of Gaythorne Train station and bus routes to CBD.
- 8 klm to the city centre.
- Potential gross yield approximately \$80,000 per annum
- Currently all units are in fixed term leases.
- High set post war timber construction with covered parking and storage under.
- Potential to improve yield with minor decoration of units between leases.
- All flats, (except unit 3), have air conditioning.
- All flats have internal laundry space.
- Individual gas and gas hot water to each flat.
- Rates \$1,400 per quarter.
- Water approximately \$1,200 per quarter, (option to reduce by introducing water compliance).

This property is surrounded by new development. It offers a solid income stream as well as potential as a future development. Opportunities like this are rare and should not be overlooked.

To arrange a viewing please either call or email to arrange a convenient time.

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