

185 Junction Road, Clayfield, Qld 4011

Solutions

Block Of Units For Sale

Friday, 5 July 2024

185 Junction Road, Clayfield, Qld 4011

Bedrooms: 7

Bathrooms: 8

Parkings: 7

Area: 810 m2

Type: Block Of Units



Domenico Bellino

0421908002

Offers Over \$3,500,000

Information Memorandum with Town Planner Report Available on Request This blue-chip property presents a prime investment opportunity with high returns and potential for further development. Currently configured as 7 flats with easy conversion to 8, the property is zoned LMR2 for low-medium density residential (2 or 3 storey mix), making it a versatile and lucrative option. Current rental return: • Unit 1: \$395 per week • Unit 2: \$425 per week • Unit 3: \$425 per week • Unit 4: \$380 per week • Unit 5: \$425 per week • Unit 6: \$405 per week • Unit 7: \$425 per week Total: \$149,760. Rent Appraised after unit 1 is converted into 2 studios: • Unit 1: \$410 per week • Unit 2: \$425 per week • Unit 3: \$425 per week • Unit 4: \$425 per week • Unit 5: \$425 per week • Unit 6: \$425 per week • Unit 7: \$425 per week • Unit 8: \$410 per week Total: \$175,240 The units are all air-conditioned, in great condition, and have a master key for ease of management. Development Potential: • Opportunity to build townhouses or apartments behind the existing property, maximizing the investment. Exceptional Location: Transport Links: • Clayfield Train Station: ~0.35 km (1-minute drive or 6-minute walk) • Eagle Junction Train Station: ~0.9 km (2-minute drive or 10-minute walk) • Nearest bus stop: ~0.2 km (2-minute walk) Shopping and Dining: • Chermerside Shopping Centre: ~6.0 km (15-minute drive) • Nundah Village: ~2.2 km (5-minute drive) • Local markets and specialty stores: ~1.5 km (3-minute drive) Parks and Recreation: • Kalinga Park: ~1.8 km (4-minute drive) • Kedron Brook: ~2.2 km (5-minute drive) • Sports facilities and clubs: ~1.5 km (3-minute drive) Healthcare Facilities: • Nearest medical center: ~1.0 km (2-minute drive) • Royal Brisbane and Women's Hospital: ~6.5 km (12-minute drive) Brisbane CBD: • Brisbane CBD: ~7.0 km (15-minute drive or 20-minute train ride) Brisbane Airport: • Brisbane Airport: ~8.0 km (10-minute drive) Schools: • Clayfield College: ~1.0 km (2-minute drive) • Eagle Junction State School: ~0.8 km (2-minute drive) • St. Rita's College: ~1.2 km (3-minute drive) These distances highlight the convenience and accessibility of key amenities from 185 Junction Road, Clayfield, making it an attractive location for prospective buyers or renters. Don't miss out on one of the best investment opportunities available. Contact us today to secure this high-yield property in a prime location! 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.