

3 Crest ave, Boyne Island, Qld 4680



Block Of Units For Sale

Tuesday, 25 June 2024

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Bedrooms: 15

Bathrooms: 10

Parkings: 11

Area: 1362 m2

Type: Block Of Units



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\$2,150,000

Situated in a quiet cul-de-sac of Boyne island we have this Jem just awaiting its new owner This is the perfect opportunity to own the whole complex - no body Corp fees applicable. 5 townhouses in the heart of Boyne Island Just a hop skip and a jump to the beautiful Boyne River, Walking distance to the shops, schools and cafes, making this the perfect location All units but one are tenanted with quality long term tenants, with one of the owners currently living in the other. All units are individually metered for water so the tenants are responsible for all water usage, just one less bill for the landlord. All units are 3 bedrooms and two bathrooms with lock up car accommodation and 6 extra parking spots for overflow of vehicles or guests. This complex is only 10 years old and is a quality build of its time Units 1, 2 and 3 Fantastic layout of these three units The bottom level consists of Two large bedrooms all complete with ceiling fans, robes being serviced by a modern appointed bathroom and the separate toilet. Internal timber stairwell leads to the Large open plan air-conditioned living area being overlooked by a galley style kitchen with breakfast bar, dishwasher and plenty of bench and cupboard space. The master bedroom is king size and is air conditioned, serviced by a modern ensuite and walk in robe There is also a separate powder room for your guests. Step out onto the large upstairs patio, a great place to sit and unwind at the end of the day. Lock up car accommodation. Units 4 and 5 The living area of this home is situated on the bottom level and comes complete with air conditioning. Beautiful modern kitchens again with dishwasher and plenty of bench and cupboard space is situated on this level Separate toilet with vanity to service this level. Walk out to the timber deck to sit and unwind or enjoy those ocean breezes after a long day at work. Walk up the internal timber stairwell greets you with the second lounge/ office area All three bedrooms are also on this level, the master complete with air con, study nook, walk in robe and ensuite. Second bathroom and separate toilet duly service the remainder of the other bedrooms This property possesses great value for money Combined annual income for 4 units currently rented is \$73840 Rent out unit 1 to increase this to \$96200 annual income. 3 units are due for rental increases coming Late September to early October and the 4th is due for an increase come Feb 25 Current market rental income that could be achieved would be \$111800 per annum. Call today for your own private inspection of the complex