4 Alfred Street, Nanango, Qld 4615

Block Of Units For Sale

Wednesday, 10 July 2024

4 Alfred Street, Nanango, Qld 4615

Bedrooms: 6   **Bathrooms: 3**   **Parkings: 3**   **Area: 814 m2**   **Type: Block Of Units**

James McKee

$450,000

Zoned multi units & currently configured into 3 separate units this grand old lady is located in a great down town locale within an easy stroll to the cbd shops, schools and town pool.Offering the following features:-• Configuration: Three individual unitsGross Return: Solid over 8% Total Weekly Income: Currently returning $705 per weekLocation: Prime downtown spot, close to shops, schools, and town pool• Unit Details:Unit 1 a 3-Bedroom unit currently returning $255/wk with the current lease ending early April 2025.Unit 2 a 1-Bedroom unit currently returning $215/wk with the current lease ending mid December 2024.Unit 3 a 2 -Bedroom unit currently returning $235/wk with the current lease ending early April 2025.• Features:Interiors: Polished timber floors, independent kitchen and bathroom facilitiesOriginal Features: Wide floorboards, fretwork door panels, ceiling rosesOutdoor Amenities: Front verandah, rainwater tanks, large 3-bay carport with laneway accessSecurity: Secure fencing and carports• Investment Highlights:Excellent with 8% + Return*: Excellent for investors looking for strong returnsHigh Occupancy Rates: Reliable rental income Prime Location: Convenient access to amenities - Zoned Multi UnitsCouncil Rates: $2650/ half year including waterThis grand building is a rare find with its unique charm and excellent return. Act fast to secure this solid investment opportunity.24 Hrs Notice Required Prior To ViewingsJames McKee 0403 430 544Gross*Approx.Disclaimer: We have in preparing this information used our best endeavour to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.