

**41 Burlington Street, Holland Park, QLD, 4121**



**Block Of Units For Sale**

Monday, 2 September 2024

41 Burlington Street, Holland Park, QLD, 4121

**Bedrooms: 6**

**Bathrooms: 5**

**Parkings: 5**

**Type: Block Of Units**

## Golden Opportunity - 5 fully-leased flats - 830m<sup>2</sup> Block

Just 6.5km radius from the CBD, in one of the inner-south's hottest rental zones, is this block of 5 fully-leased units on a huge 830m<sup>2</sup> parcel of LMR2 zoned land.

With only a few blocks over 800m<sup>2</sup> becoming available in Holland Park each year, the rarity and scale of this property presents an enormous asset on its own. That's before even considering the lucrative current returns of approximately \$100,000 per annum, or the huge bonus potential to update, land bank, subdivide, or refresh and make way for an entirely new commodity (STCA).

This is a consistently in-demand low vacancy area, popular with medical practitioners, families, and professionals for its close access to the CBD, Greenslopes and PA hospitals, top-rated schools, and vibrant dining.

That spotlight is only set to boost alongside DA approval for a new Logan Road shopping precinct featuring Woolworths, dining, medical and specialty retail - all within just 5 minutes stroll from here. Adding a sought-after spot in the Holland Park SS and Cavendish Road SHS catchments, it's a future-proof bet with imminent growth potential.

### Key Features:

- Lot dimensions 20.4m x 42.2m deep (approx.)
- Tidy complex with recent roof upgrades
- Shared laundry facilities, individual parking
- Current estimated returns at \$100k p.a
- Low vacancy area, booming with tenants
- 5 min walk from DA approved shopping precinct on Logan Rad
- Among prized Holland Park SS & Cavendish Road SHS catchments

### Lease details:

Unit 1 | 2 bed 1 bath 1 car - \$420 p/week

Unit 2 | 1 bed 1 bath 1 car - \$360 p/week

Unit 3 | 1 bed 1 bath 1 car - \$310 p/week

Unit 4 | 1 bed 1 bath 1 car - \$365 p/week

Unit 5 | 1 bed 1 bath 1 car - \$400 p/week

### Disclaimer:

While preparing this information we have used our best endeavors to ensure that the following information contained therein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own enquiries to verify the information contained here.