

42 Woonga Drive, Ashgrove, QLD, 4060



Block Of Units For Sale

Thursday, 1 August 2024

42 Woonga Drive, Ashgrove, QLD, 4060

Bedrooms: 7

Bathrooms: 4

Parkings: 4

Type: Block Of Units



John Rohde
0414387285

Instant Appeal For Renovators, Developers And Investors

* Information about outgoings and rent return can be found towards the bottom of the advert blurb *

Inspection Information: for open homes and private inspections, please meet out the front of 42 Woonga Drive.

Auction Information: Saturday 24th August 2024, onsite at 12:00pm.

A set of four units ideally located for investors in the highly coveted Ashgrove area. The property occupies a superb 612m² lot and has demonstrated a robust rental income of approximately \$70,000 over the past year. With multi-unit zoning, consider the potential for demolition and redevelopment, adding to the existing build or renovating to maximise returns. Situated in a prime location near essential amenities and transportation, this presents a stunning opportunity to tap into the profitable Brisbane rental market. Seize the opportunity to acquire this outstanding investment at the upcoming auction.

Property Details:

612m² block

Zoned for multi unit dwellings

1 title with 4 units in complex

Undercover car port for 4 cars

Open kitchen and living areas in each unit

This property is connected to NBN Hybrid Fibre Coaxial

Unit specifications:

Unit 1 - lower level - 2 beds, 1 bathroom, 1 carport

Unit 2 - lower level - 2 beds, 1 bathroom, 1 carport

Unit 3 - upper level, - 2 beds, 1 bathroom, 1 carport

Unit 4 - upper level - 1 beds, 1 bathroom, 1 carport

Location:

Wine & Larder Restaurant - 8 min walk

Woolworths Ashgrove - 4 min drive

Coles Ashgrove - 4 min drive

ALDI Ashgrove - 4 min drive

The Gap Tavern - 4 min drive

Ashgrove Golf Club - 4 min drive

Green Leaves Early Learning - 5 min drive

The Gap Shopping Shopping Centre - 6 min drive

Alderley Station - 9 min drive

Suncorp Stadium - 9 min drive

Brookside Shopping Centre - 10 min drive

Southbank (GOMA) - 11 min drive

Bunnings Stafford - 13 min drive

Queens Plaza CBD - 14 min drive

School Zones:

Ashgrove State School (Prep to Year 6) - 7 min walk

The Gap State High School (Year 7 to Year 12) - 6 min drive

Rent:

Unit 1 - lease to 22/04/25 at \$355.00 per week

Unit 2 - lease to 8/11/24 at \$310.00 per week
Unit 3 - lease to 16/03/25 at \$350.00 per week
Unit 4 - lease to 8/09/24 at \$320.00 per week
Total rent - \$1,335.00 per week

Updated Rental Appraisal:
\$1,600.00 to \$1,800.00 per week

Costs:
Council Rates: \$1,581.00 per quarter approx
Water Rates: \$850.00 per quarter approx

Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, JJ Property will not be held liable (financially or otherwise) for any errors or omissions relating to the property, contents and/or facilities in the property or complex. All interested parties should rely upon their own investigations to determine whether the property is suitable for their needs and all contents and facilities are present.