

# 44 Alpha Street, Taringa, Qld 4068

## Block Of Units For Sale

Wednesday, 19 June 2024



44 Alpha Street, Taringa, Qld 4068

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 3**

**Area: 604 m2**

**Type: Block Of Units**



Martin Hood

## Offers Over \$2,000,000

It's that time of year when rare opportunities are presented to the market and particularly one within this lucrative and growth corridor of Taringa bordering St Lucia. If you are looking to expand your investment portfolio or start a new one then this entire block of flats at 44 Alpha Street, Taringa should be on your radar. Comprising a single dwelling of 3 adjoining flats on one tidy north-facing 604sqm Lmr2 zoned corner lot, this solid investment currently offers a gross income of \$94,640 per annum with no body corporate required. The property encompasses three two-bedroom flats adjoined on the upper level all self-contained with their own decks and one of the flats offering its own fully fenced yard. Merlin branded remote garage doors have been fitted to ensure secure undercover car accommodation for three vehicles with the space to park a second vehicle each on the driveway in front of the tenants allocated garage. The entire property has been completely renovated and professionally landscaped within the last twelve months and now presents beautifully with nothing to outlay. Secure tenants are in place on leases currently through to January 2025. Internally, each of the fully renovated flats seamlessly blend comfort, style, and security and feature two generously sized bedrooms, each equipped with built-in robes for sufficient storage. Stylish Mid-Century interiors showcase restored feature brick walls, neutral painted walls, Roller blinds, quality tiling, premium timber look hard wearing super vinyl flooring, and a Palm Springs yellow coloured front door to help create a welcoming environment. Every flat has been meticulously refurbished with new eco lighting, popular black door handles, dead locks, cabinetry handles and tap furniture throughout. The galley designed kitchen is fully armed with an abundance of cabinetry that houses a stainless-steel gas range, recessed rangehood, dishwasher and large refrigerator making meal preparation and entertaining a delight. The new bathroom boasts new contemporary fixtures and fittings and contain a washing machine. Your tenants can embrace year-round comfort with air-conditioning and ceiling fans, ensuring a cool retreat in summer and warmth during the winter months. Although in this elevated locale, your tenants can enjoy prevailing North-Easterly breezes in summer on their individual eco built decks. Security is provided and evidenced by security screens and sensor lighting. Located just 4.5km from the CBD, this prestigious address offers easy access to both train and bus transport options, as well as being within moments of cafes, gym's, sporting clubs and parklands, esteemed schools and universities. Additionally, the vibrant shopping and lifestyle hubs of Toowong and Indooroopilly are all just minutes away, ensuring convenience and leisure are always within reach. With strong rental yields, investors can continue leasing the building and landbank within their superannuation portfolio. You may even want to seek the opportunity to live in one unit whilst continuing to lease the two others, should that scenario present from the current tenancies. Property highlights include:

- Commanding corner 604m<sup>2</sup> with Lmr2 zoning
- Inner-city location just 4.5km from the CBD
- Completely renovated and professionally landscaped in 2023
- Professionally Property Management supplied by Hood Estate Agents

Three separate self-contained flats: Flat 1 - 2 bed 1 bath 1 car \$620 p/w Leased to 11/01/2025 Flat 2 - 2 bed 1 bath 1 car \$600 p/w Leased to 11/01/2025 Flat 3 - 2 bed 1 bath 1 car \$600 p/w Leased to 10/01/2025 BCC Rates \$1,074.90 Gross per quarter Site Valuation \$560,000 as at 01/07/2023 The property has no flood levels noted Inspections strictly by appointment or as advertised. Please note the photographs were taken prior to the glass shower screen being installed. 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.