

# 44 Wilga St, Wacol, Qld 4076

## Block Of Units For Sale

Sunday, 23 June 2024



44 Wilga St, Wacol, Qld 4076

**Bedrooms: 5**

**Bathrooms: 5**

**Parkings: 2**

**Type: Block Of Units**



Dean Parker  
0438255739



Jodi Ott  
0409345008

## Offers Over \$1,300,000

An exceptional investment opportunity in Wacol and only 950m to Wacol Train Station. This one year old fully furnished five bedroom single storey rooming house on 405m<sup>2</sup>. Each room is complete with living with kitchenette, bathroom, air conditioned bedroom and private landscaped courtyard. The common area includes a full kitchen with oven, cooktop and rangehood and laundry facilities with 2 x WM. The property has 13kw solar system installed for energy efficiency. The property presents an exciting proposition for the savvy investor. Certified as a Class 1b dwelling gives the right to lease each rooms individually, ideal for tenants that are looking for single occupancy spaces with modern, high quality furniture with utilities included. Currently fully leased the property is returning an impressive \$1790 per week. Features:- Five individual living spaces comprising, bedroom, bathroom and internal and external living space- Communal laundry and full-size kitchen- Abundance of natural light, neutral colour tones and quality finishes throughout- Air conditioning, electric hot water system and 13kw solar system- Certified as a Class 1b dwelling allowing each room to be leased individually- Smart door locks on front door and individual rooms providing for keyless access and remote management- Annual rental return of over \$93k- High quality build, fixtures and furniture throughout. Note: There are 2 houses available side by side and can be purchased as a pair. Each house is \$1,300,000 each. Note: Please make contact for more detailed Information Memorandum.