

**49 McGregor Street, Wilsonton, Qld 4350**

**Block Of Units For Sale**

Wednesday, 3 July 2024



49 McGregor Street, Wilsonton, Qld 4350

**Bedrooms: 8**

**Bathrooms: 4**

**Parkings: 4**

**Area: 857 m2**

**Type: Block Of Units**



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## Offers Over \$1,290,000

- Complex of 4 fully renovated units - Currently returning \$1,460 per week - Current rent return approx. 5.89% - 857m<sup>2</sup> allotment Each unit features: - 2 spacious built-in bedrooms - Modern kitchen with electric cooking & dishwasher - Open plan lounge/dining - Bathroom with shower & bath - Air-conditioning & ceiling fans throughout - Single carport

Secure your future with this exceptional investment opportunity at 49 McGregor Street in Wilsonton. This fully renovated complex of 4 units offers a remarkable return on investment, making it a standout addition to any portfolio. With an impressive gross rent of \$1,460 per week, this property delivers an attractive return of approximately 5.9%, a figure that is sure to catch the eye of savvy investors. Each unit within this well-maintained complex features 2 spacious built-in bedrooms, all fitted with ceiling fans and reverse cycle air-conditioning, ensuring year-round comfort. The modern kitchens are equipped with electric cooktops, range hoods, ovens, pantries, 2 bowl sinks, and dishwashers, providing both functionality and style. The open-plan lounge and dining areas create inviting spaces for relaxation and socializing, while the bathrooms are thoughtfully designed with both a shower and bath, and the 2-way toilet is separate for added convenience. Each unit also includes a practical laundry space with a single tub and ample storage. Externally, the property offers private and fenced courtyards for each unit, perfect for outdoor enjoyment. Each unit has an allocated space in the single carport, ensuring secure parking for tenants. The 857m<sup>2</sup> allotment provides a spacious and well-maintained environment. The rental breakdown per unit is as follows:

- Unit 1: \$370 per week until May 2025
- Unit 2: \$370 per week until June 2025
- Unit 3: \$360 per week until July 2024
- Unit 4: \$360 per week until November 2024

Located in a prime area near Wilsonton Shopping Centre, Captain Cook Ovals, Wyalla Plaza, Wilsonton State School, Wilsonton State High School, Newtown Park, and Clifford Park Racecourse, this property offers unparalleled convenience for tenants. Its proximity to these amenities ensures high rental demand, further solidifying its status as a lucrative investment. Investors - our property management team have recently appraised each unit at \$390 - \$420 per week, subject to market conditions; with the complex potentially returning between \$1,560 - \$1,680 per week, offering a future rental return of approximately 6.29% to 6.77%. With its impressive return and prime location, this fully renovated complex in Wilsonton is a must-see for discerning investors looking to maximize their returns. Invest in a property that delivers both security and profitability, making 49 McGregor Street a standout choice in today's market. Don't miss out on this golden opportunity to add a high-return property to your portfolio. General rates: currently \$2,558.42 net per half year Water rates: currently \$314.95 net per half year plus consumption Primary school state catchment: Wilsonton State School High school state catchment: Wilsonton State High School