

**6 Hodel St, Rosslea, QLD, 4812**



**Block Of Units For Sale**

Sunday, 8 September 2024

6 Hodel St, Rosslea, QLD, 4812

**Bedrooms: 8**

**Bathrooms: 4**

**Parkings: 4**

**Type: Block Of Units**

## High-Yield Investment: Renovated Units on Prime 809sqm Block

Don't miss this excellent investment opportunity with four solid units on a spacious 809sqm block in a central location. Each unit features two bedrooms and one bathroom, refurbished in recent years with modern features and stylish tiling throughout the living areas.

All units are fully air-conditioned and include modern kitchens with electric ovens, rangehoods, and double sinks. The bathrooms are tiled from floor to ceiling and feature walk-in showers and separate toilets. Each unit also has its own private laundry and undercover car parking.

The good sized bedrooms are equipped with ceiling fans and air conditioning, ensuring comfort for tenants. Currently, all four units are occupied by quality, long-term tenants, providing a steady income stream. With a gross rent return over 7%, this property is a standout investment in Townsville's growing rental market.

This is a rare chance to secure a high-performing investment in a sought-after location.

Currently on one title, therefore NO body corporate!

- ☑️FOUR renovated 2 bed 1 bath units
- ☑️Solid brick and masonry block build
- ☑️4 steady rental incomes
- ☑️Each unit is in great condition featuring modern kitchens with electric ovens
- ☑️Modern bathrooms with walk in showers and separate toilets
- ☑️Each unit with private laundry
- ☑️Fenced backyards
- ☑️Each unit has individual carport for parking

Council Rates (Includes water): Approx. \$6000 per half year

Rental appraisal for each unit under current market conditions approx. \$365 per week

Current Leases Agreements (Quality Tenants):

UNIT 1 - \$350 p/w Lease: 17.11.23 - 21.11.24

UNIT 2 - \$350 p/w Lease: 22.06.24 - 23.06.24

UNIT 3 - \$350 p/w Lease: 5.04.24 - 7.04.25

UNIT 4 - \$340 p/w Lease: 30.09.23 - 30.09.24 (current lease offered at \$365 per week)

Current yearly rent return \$72,280

Opportunities like this don't come along often and with accommodation in HOT DEMAND in Townsville, this property will not last long! Act quickly to make this profitable property yours! Call Catherine on 0435740028 to discuss.