

72 Thomas Street, Greenslopes, Qld 4120



Block Of Units For Sale

Tuesday, 25 June 2024

72 Thomas Street, Greenslopes, Qld 4120

Bedrooms: 10

Bathrooms: 6

Parkings: 6

Area: 805 m2

Type: Block Of Units



Solomon Michael

0731055777

Auction

Welcome to 72 Thomas St, Greenslopes - a prime investment opportunity in a sought-after location. This solid brick unit block, constructed circa 1980 on an 805m² parcel of land, comprises six well-maintained units. The property is on a single title, ensuring streamlined management and ease of ownership.

Auction Details: if not sold prior, Coronis In-Room Auction Event 520 Lutwyche Road, Lutwyche, QLD, 4030 24/7/2024 at 6:00 pm

Unit Details:

- **Four 2-Bedroom Units:** Each unit features two spacious bedrooms, a well-appointed bathroom, and an oversized garage. These units are designed to maximize comfort and functionality.
- **Two 1-Bedroom Units:** These units offer a cozy bedroom, a spacious bathroom, and an oversized garage. Perfect for singles or couples looking for a comfortable living space.
- **Natural Light:** All units are filled with plenty of natural light, creating a bright and welcoming atmosphere for tenants and all have an open-plan design.

Financials:

- **Annual Return:** \$133,120 per annum / \$2,560 per week This impressive rental income makes 72 Thomas St an attractive proposition for investors seeking reliable and consistent returns.
- **Current Annual Outgoings:-** Common Property Electricity - \$637.92 P/A- Brisbane City Council Rates - \$8,958 P/A- Urban Utilities Water & Sewerage - \$7749.56 P/A- Building and Public Liability Insurance - \$5072.28 P/A- Total Outgoings = \$22,411 P/A

Condition and Maintenance:

- The unit block is in good condition for its age, with no urgent work required. Its solid brick construction ensures durability and minimal maintenance, contributing to its long-term appeal.

Location Highlights

Greenslopes is a vibrant suburb located just 5 kilometers south-east of Brisbane's CBD, known for its excellent amenities and strong community feel.

- **Transport:** The area is well-served by public transport, including frequent bus services and proximity to major roads, making commuting a breeze.
- **Education:** Families will appreciate the range of quality schools nearby, including Greenslopes State School and Loreto College.
- **Healthcare:** The renowned Greenslopes Private Hospital is just a short drive away or you can leave your car secured in the garage and walk, offering comprehensive medical services.
- **Recreation:** Residents can enjoy the nearby parklands, recreational facilities, and the vibrant shopping and dining precincts of Stones Corner and Coorparoo.

Investment Potential

The combination of a strong rental income, excellent location, and low maintenance requirements make 72 Thomas St a highly desirable investment property. Whether you're a seasoned investor or new to the market, this unit block offers a solid and promising addition to any property portfolio. Don't miss out on this exceptional opportunity. For more information or to arrange a viewing, contact us today.

Notable Features: Land Size of 805m² 25km from Brisbane CBD Impressive suburban views Desirable Single Title opportunity Currently returning \$133,120 per/annum (\$2,560 per/week) 6 units (4 x 2 bedroom & 2 x 1 bedroom), all with 1 bathroom and an over-sized single garage

Disclaimer: This property is being sold via auction and without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. 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.