

91 Ipswich Street, Esk, QLD, 4312



Block Of Units For Sale

Saturday, 10 August 2024

91 Ipswich Street, Esk, QLD, 4312

Bedrooms: 9

Bathrooms: 6

Parkings: 3

Type: Block Of Units

A Super Investment for Superfund Buyers!

If you are looking for a high yielding investment opportunity, than you cannot look past 91 Ipswich Street, Esk. The property is a 3 unit complex with longterm tenants and fantastic rental yields.

Configuration:

Three units, each unit consists of:

- 3 bedrooms
- 2 bathrooms including ensuite
- Single lock up garage
- Large open plan living, kitchen, dining
- Floor plan representative of each unit
- Individual electricity metres
- The water is not separately metered but can be installed*

Age:

- Circa 2004

Current Tenancies:

- Current weekly rental amount \$300 - \$350 per week
- The three units are all currently occupied on fixed tenancy agreements
- Current gross annual income = \$49,920
- Rental Appraisal \$375 - \$400 per week (high confidence)
- Potential gross annual income = \$62,400 at \$400 per week per unit

Position:

Located in the heart of Esk, walking distance to all of Esk's amenities;

- IGA
- Post Office
- Esk Hospital
- Public Transportation
- Esk Primary School
- Esk Grand Hotel
- Brisbane Valley Rail Trail
- 50min to Ipswich
- 1hr to Toowoomba
- 1hr 20min to Brisbane

Potential:

- Esk township has one of the lowest investment property ratios in South East Queensland. With limited supply and high demand in the growing Somerset Region, finding tenants will never be an issue.
- The property is also located approximately halfway along the Brisbane Valley Rail Trail that attracts approximately 50,000 riders per annum, there is the potential to explore short term holiday accommodation.
- The units all come under one singular title, however there is potential to strata title.

The property is low maintenance, high yielding and rare to find so enquire today.

The property is set to go to public auction 10:00am Saturday 31st of August at Ray White Rural Esk Office - 174 Ipswich Street, Esk.

*To limit the impact on the tenants in the property, we will only be having one unit open for viewing at the advertised inspection times. All the units are mirror images of one another with very slight differences and all in similar condition.

*The floor plan is representative of all three units.

*All development in the region is subject to council approval & Brisbane Valley Rail Trail rider number estimates have been sourced from www.tmr.qld.gov.au.

Disclaimer

This property is being sold by auction or 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