

22 Sparkes St, Chermside, Qld 4032



House For Sale

Monday, 8 July 2024

22 Sparkes St, Chermside, Qld 4032

Bedrooms: 4

Bathrooms: 4

Parkings: 4

Type: House



Dean Parker

0438255739

Offers Over \$1,595,000

An exceptional investment opportunity in Chermside in central position with everything on your doorstep.* 7 minute walk (450m) to Westfield Chermside Shopping Centre (second largest Westfield in Australia) featuring speciality shops, 3 storey Myer and 18 screen cinema complex.,* 4 minute walk (300m) to Prince Charles Hospital* 9kms to Brisbane This renovated, fully furnished four suite double storey rooming house on 405m² of MU2 zoned land. This unique house was built to last and is brick and concrete construction where both the ground and first floors are concrete slab. The house comprises four (4) individual suites that have individual leases. Each suite is complete with living with kitchenette, bathroom, air conditioned bedroom and most with either balcony or private courtyard. The suites are modern and include high quality furniture. Currently fully leased the property is returning an impressive \$1635 per week (soon to increase to \$1685). Each suite also has access to an off street car space (3 spaces and 1 lockup garage) and an exclusive use lockup storage area. The common area includes a full kitchen with oven, cooktop and rangehood and laundry facilities with 1 x washing machine. The property presents an exciting proposition for the savvy investor. Certified as a Class 1b dwelling gives the right to lease each room individually, and with a unique zoning that allows couples to occupy each room (unlike most rooming houses in Brisbane that only allow 1 person per room). Features:- Four 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 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 \$85k- High quality build, fixtures and furniture throughout. Note: Please make contact for more detailed Information Memorandum.