

**41 Girraween Avenue, Douglas, QLD, 4814**



**House For Sale**

Monday, 23 September 2024

41 Girraween Avenue, Douglas, QLD, 4814

**Bedrooms: 8**

**Bathrooms: 5**

**Parkings: 2**

**Type: House**

## **Built For Purpose Shared Accommodation, Earning \$95,000+ pa!**

This is without doubt the highest quality investment property of its kind in the area that has been cleverly constructed to suit its location, so the views pour inside from all angles and the home's residents can all cohabitate in style yet maintain privacy at the same time. All 8 bedrooms have been crafted so that 6 of them exist together on one side in a stylish split-level arrangement, and the other two are situated on the lower level in a two-bedroom, fully self-contained unit arrangement with its own, separate external access. This clever configuration could suit a multitude of different living arrangements, from its current use of 8 individual leases to uni students, or potentially a family in the six-bedroom side, leaving the separate unit for either elderly relatives, teenagers, Airbnb, or pretty much anything you can think of. On top of this, there is a large space underneath on the left hand side of the home that is fully sealed off and has been pre-plumbed so it can be easily converted into yet another studio apartment to earn even more income, or enhance the home's already modern common areas by installing a common area large gymnasium/yoga studio to help create the perfect space for students to live and feel like they are in their very own home away from home. The options are endless and with all leases in place until early 2025, with many of the current tenants eager to stay on, this represents an excellent opportunity to get into the surging Townsville property market with a property of high quality and on the doorstep of James Cook University, Townsville University Hospital and also the Lavarack Barracks just the next suburb over, you will never be short of tenants. Viewings available by appointment.

### The Property

- Generous 356m<sup>2</sup> of total home under roof across a two-storey, split-level layout that is very functional
- Elevated 890m<sup>2</sup> block with gorgeous views and no neighbours to the rear
- Quality construction and completely finished in 2018 and in fantastic condition
- Currently set up as student accommodation, with all furniture in the bedrooms and common areas included in the sale
- Side A consists of 6 bedrooms, with three of them having their own private en-suite allowing higher rents to be charged
- Side A has another bathroom that easily services the other three bedrooms in that area and there is a laundry adjacent to the bathroom that also services side A
- Side A also has a generous open plan common space that is away from the bedrooms where the kitchen, lounge, and dining rooms are, that takes in those gorgeous views and breezes
- Side B consists of the separate two-bedroom unit, which is completely self-contained and includes its own kitchen, bathroom, and laundry, and both bedrooms in this area have their own external private access, on top of the front door access and this area charges out at a higher rate
- All bedrooms are of generous size and have built-robos and split system air-conditioning
- All living areas in side A and also side B both fully air-conditioned
- Security screens throughout
- Automatic irrigation to lawns and gardens
- Large double garage fully lockable, plus off-street parking for at least four more cars comfortably
- The left-hand side lower lever of the property has a large, fully sealed room that has been pre-plumbed to make it easy for conversion into yet another studio apartment, or you could convert into a common gym space or work from home space, or just more storage
- With properties of this calibre rare to market and at such high returns, this is an investment in your future whether you are a savvy investor looking to add to your SMSF or looking to upgrade your portfolio to something newer and more modern, this could be the perfect addition!

### The Location

- Close proximity to specialty shops
- Close proximity to the Riverview Tavern and IDK Café
- Close proximity to a 24-hour gym
- Close proximity to quality schooling and childcare centre
- Close proximity to James Cook University and Townsville University Hospital

- Close proximity to hike and bike trails, as well as the banks of the Ross River