

# Studio B/123 Thomson Valley Road, Valdora, Qld 4561



## Sold Studio

Monday, 4 September 2023

Studio B/123 Thomson Valley Road, Valdora, Qld 4561

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 52 m2

Type: Studio



Agent in a Box

## Contact agent

Architect designed low maintenance Studio with excellent return on \$300,000 investment Located on the Eastern escarpment of Mount Ninderry with glorious ocean views See the recently added photo of the view from the proposed pool Reliable long-term tenant in place paying \$400/week + all outgoings Investment return 7% NET 4 x 3 x 3 Leaseback commencing at \$400/week (\$20,800 pa) adjusted annually by Brisbane CPI Seeking cash purchaser without bank finance Ninderry Haven Trust (ABN: 48 380 786 991) is a Fixed Unit Trust with 24 shares; the total land area is 5 acres. Studio B comprises 52m<sup>2</sup> of area on the ground floor level of the Mount Ninderry Haven house; it includes 3 shares of the Unit Trust. As the house--and Studio B-- are financed and secured by shares, a conventional bank would not provide finance for the Studio, and for that reason, the vendor is seeking a cash buyer. Inspections by appointment.