

**1-5/8 Coral St, Beenleigh, Qld 4207**



**Unit For Sale**

Sunday, 23 June 2024

1-5/8 Coral St, Beenleigh, Qld 4207

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 80 m2**

**Type: Unit**

## Offers Above \$1,750,000

YES! ALL 5x Double Storey Terrace Styled Townhouses in the Block must be Sold as ONE Lot (yet to be Strata Title). Yes you a right! there are in the Block Units 1,2,3,4,5! Each DOUBLE STOREY AND with a BACK YARD! Vendors asking way below replacement costs! Current Gross Income is approx. \$92,092. This gross income will be increased to market rate rent upwards of \$100K when Tenants leases expires! The Property feature: • 5 x Double Storey Terrace Styled T/Hses approx 80 sq/m each (see Floor Plan) • Two Bedrooms upstairs with a Bathroom + Toilet • Downstairs Kitchen, Living Room and Powder Room • Fenced Backyard and Lock-up Garage for each Unit • Nicely Presented well fenced Building • Individual Electrical Meter Outgoings: • One Council Rate (approx \$105 per week) • One Water Rate (approx \$136 per week) New owner can attached water meter to each unit to make property user pay in accordance with Council and RTA regulations • Government Charges: \$11.30 per week Located in a quiet well presented street on the fringe of the Beenleigh CBD, this property is a "stones throw" to Coles Shopping and numerous other amenities! A short walk to the Train Station and places like Chemist Warehouse, etc. The future of this precinct is very bright indeed. New commercial and residential complexes are being built or earmarked in the vicinity to cater to rising demand. Buyers, do what you want with it! You can strata, renovate and onsell individually at a later date! These type of developments are rare and are great investments for those who are savvy! Beenleigh is the one suburb that is on the upswing with prices slowly rising! Get in quick before the rush begins! High unaffordable prices of houses closer to Brisbane city means only one thing- rising prices for lesser known suburbs! Vendors have priced the property to sell so get in Quick! Call agent now for an inspection by appointment only.