

**Unit 7 96 Dell Road, St Lucia, Qld 4067**



**Unit For Sale**

Thursday, 9 May 2024

Unit 7 96 Dell Road, St Lucia, Qld 4067

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



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## Awaiting Price Guide

Welcome to Dell Gardens - Experience the perfect mix of lifestyle and investment with this modern 3-bedroom apartment in vibrant St Lucia. This perfectly positioned apartment is just minutes from the University of Queensland, with essential amenities, buses and shops right at your doorstep. Imagine having everything you need right on your doorstep. This property boasts direct access to an IGA supermarket for your daily needs, along with a variety of restaurants and cafes perfect for any occasion. Whether you're grabbing a quick coffee, enjoying a leisurely brunch, or dining out with friends, it's all here within steps of your front door. Living here means you're also just a stroll away from the prestigious University of Queensland (UQ), this apartment is exceptionally appealing for university students or families seeking a quick and hassle-free commute. Currently tenanted with UQ students at rental \$740.00 per week with lease expiring in December, this property not only serves as a perfect home but also as a lucrative investment opportunity. The most recent rental appraisal indicates a potential income of between \$780.00 and \$860.00 per week, enhancing its appeal as an investment. This apartment offers more than just convenience; it delivers a comfortable and stylish living space too. The three generously sized bedrooms provide ample space for relaxation and privacy, complemented by modern amenities and finishes that enhance your living experience. Don't miss out on the opportunity to live in one of St Lucia's most sought-after locations. Secure your slice of comfort and convenience - ideal for those who value proximity to educational institutions, shopping, and dining. Act fast and make this enviable lifestyle yours! Contact us today to schedule a viewing.