

808/188 Shafston Avenue, Kangaroo Point, Qld 4169 **Coronis**

## Unit For Sale

Tuesday, 25 June 2024

808/188 Shafston Avenue, Kangaroo Point, Qld 4169

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 31 m2**

**Type: Unit**



Caiti Baker

0452234386

**\$250,000**

Just a short walk and ferry ride to Brisbane city and with public transport at the doorstep, this property is in incredible high demand for tenants and occupiers. This complex sits on a 1928m<sup>2</sup> block just metres from Brisbane River, making it a high interest building for potential future development. With beautiful views of the city and suburbs from the 8th floor balcony, there really isn't a more secure investment for cashflow. Whether you are looking to purchase in a Self-Managed Super Fund, cross-securitise with your home's equity or buy this property cash, you'll be thrilled with the return over the coming years as rent continues to climb. Built 2001 Council Rates \$430/quarter Body Corporate Levies \$950/quarter Current Rent \$435/week LOCATION 200m to Shafston Avenue Bust Stop 600m to Kangaroo Point Cliffs 600m to Mowbray Park & Ferry Terminal 1.2km to The Gabba 2km to Mater Private Hospital 2.5km to Southbank Parklands 3km to QUT Gardens Point 3.5km to Princess Alexandra Hospital 3.5km to Brisbane CBD 4.5km to UQ St Lucia 5km to Greenslopes Hospital 16km to Brisbane Airport Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property. 9% Rental Yield Fully Furnished Apartment Onsite Management Low Body Corporate Fees Minutes to City and Public Transport Links