



FOR SALE

WHAT AN INVESTMENT!

Sometimes even when opportunity comes knocking at our door, we fail to recognise it. But not this time because the property we are offering you here is shouting loud an assured return of around 6%. Located in Gordon Street Stones Corner, this is a rare 2 bedroom ground floor unit that is currently leased to professional tenants.

Sounds like an amazing opportunity for the first home buyer or savvy investor, right?

If you are a first home buyer, this property could be your perfect first step into the property market.

For an investor, you can acquire the rights to a brilliant investment which is close to all public amenities, has low maintenance, extremely low body corporate fees, great rental return and a zero vacancy rate.

The property offers a fantastic live-ability with large lounge and dining areas along with a garage with internal access. The location of this property offers exceptional convenience. Places of interest like council bikeways, the Eastern Busway and Buranda train station are just a short walk away. Furthermore, facilities such as Stones Corner library, Langland's swimming pool, restaurants and bars in Stones Corner will always keep you entertained.

Some of the important benefits here:

- 2 generously sized bedrooms
- Open plan lounge and dining rooms
- Connecting lock up garage
- Air Conditioned
- Just 4km's to the city (9 minutes & 5.7km's by road or 25 minutes on public transport)
- Great rental return for the investor
- Very Low Body Corp for the investor and owner occupier alike
- In a small complex of 5 units
- In the much sought after catchment of Coorparoo Secondary College and walking distance to VillaNova College
- A short walk to Buranda State, St James Catholic primary and Greenslopes State Schools
- Minutes to Pacific Highway, Eastern Busway, PA & Greenslopes hospitals
- A short walk to parks, sporting clubs, bars, cafes, restaurants, specialty shops, supermarkets

2 BED | 1 BATH | 1 CAR

PRICE:

By negotiation

OPEN FOR INSPECTION:

N/A



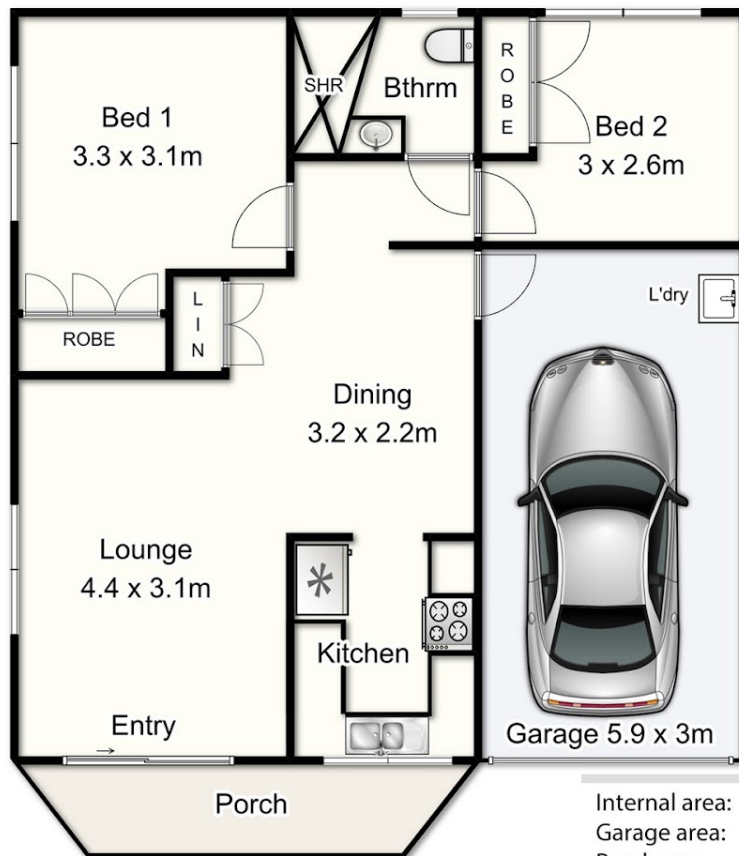
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1/26 Gordon Street, Greenslopes



Internal area:	62m ²
Garage area:	18m ²
Porch area:	5m ²
Total area:	85m ²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Created by www.highshots.com.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.