



**SOLD**

## SAVVY INVESTORS BUY

Small Complex of 10 townhouses in great location. Low Body Corp and great return.

If you are looking for an investment to set and forget, then this is the one for you with a fantastic 7.5% return. Tenants have a lease through to September 2019 at \$240pw and hoping to stay on. Lounge, kitchen and laundry located downstairs with 2 good size bedrooms and bathroom upstairs.

- 2 Bedrooms, master with balcony to the front
  - 1 bathroom upstairs
  - internal laundry adjacent to kitchen
  - security screens throughout
  - private clothesline in back courtyard
  - single carport attached
  - small, tidy complex, within easy walk to the train and shops. Easy access to the motorways to Brisbane CBD and Gold Coast and Ipswich
- Long term tenant in place paying \$240pw with lease through to Sept 2019, currently managed by Restt Property management.  
Body Corp fees \$395.85 per quarter or \$30.45 per week  
Last Rates notice was \$813.19 including water  
Complex built approximately 1990

### LOCATION:

- Close to Compton Road
- Bus stop within easy walking distance providing easy commuting to both Springwood & Brisbane CBD
- Harris Fields state school walking distance, Child care and parks walking distance too.
- Close to the popular surrounding suburbs such as Underwood & Kuraby
- Nearby to multiple schools - Woodridge North Primary, Harrisfields Primary & the Islamic College of Brisbane all within 5 mins
- Brisbane CBD under 30 min
- Gold Coast/Surfers Paradise 40 min

2 BED | 1 BATH | 1 CAR

PRICE:  
\$155,000

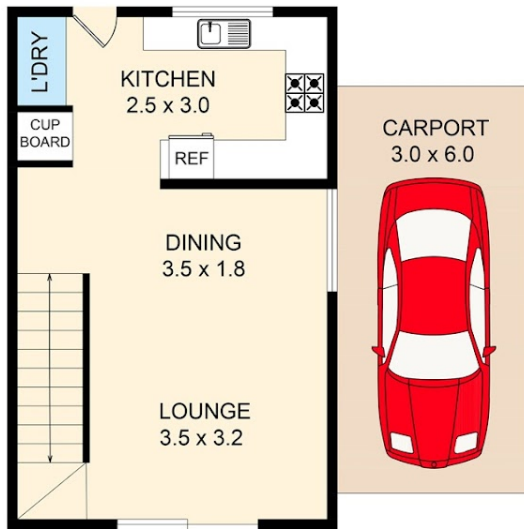
OPEN FOR INSPECTION:  
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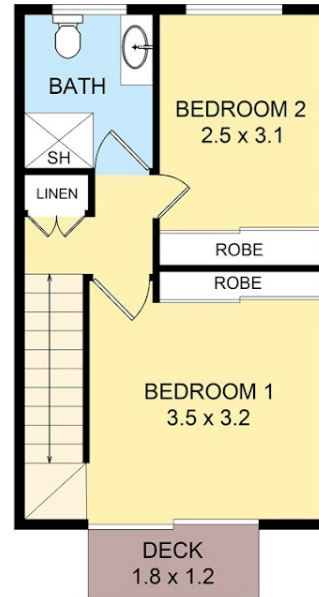
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Note  
This plan is an illustration and is to be used  
as a guide to layout only.  
Room dimensions are approximations.



GROUND FLOOR



UPPER FLOOR

2/108 Smith Road

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.