

3 KIPLING ST, MOOROOKA, QLD, 4105



SOLD

BLOCK OF UNITS - IMMEDIATE INCOME - DEVELOPMENT POTENTIAL

Situated in the heart of Moorooka on a large 809m² allotment with city views from the front and excellent rental return. All flats are currently tenanted, giving you instant peace of mind that you will have income from day one.

Presenting with a lot more than what first meets the eye, this exciting piece of real estate offers the astute investor an amazing amount of options that will flourish well into the future. Boasting a LMR2 zoning this property is sure to provide exceptional capital growth for the savvy investor.

Immaculately presented and extremely well maintained, this block of 4 units offers spacious living areas with front and side entry points, a neat and tidy kitchen and a light filled bathroom. All flats have 3 allocated undercover car spaces and share a communal laundry.

The position speaks for itself - you are only minutes to many local conveniences like Woolworth's supermarket, trendy cafes and restaurants, plus popular schools, an abundance of public transport. Here's your chance to secure a property brimming with loads of potential inside and out, less than 7kms from the CBD!

This is a fabulous opportunity for the astute property investor looking to add to their portfolio.

Features

- Development site - Zoned LMR2 (2 or 3 Story Mix)
- Currently \$55,120 per annum @ 95% occupancy rate
- No Body Corporate

Outgoings

- Council Rates and Water \$9,000 to \$10,000 per year

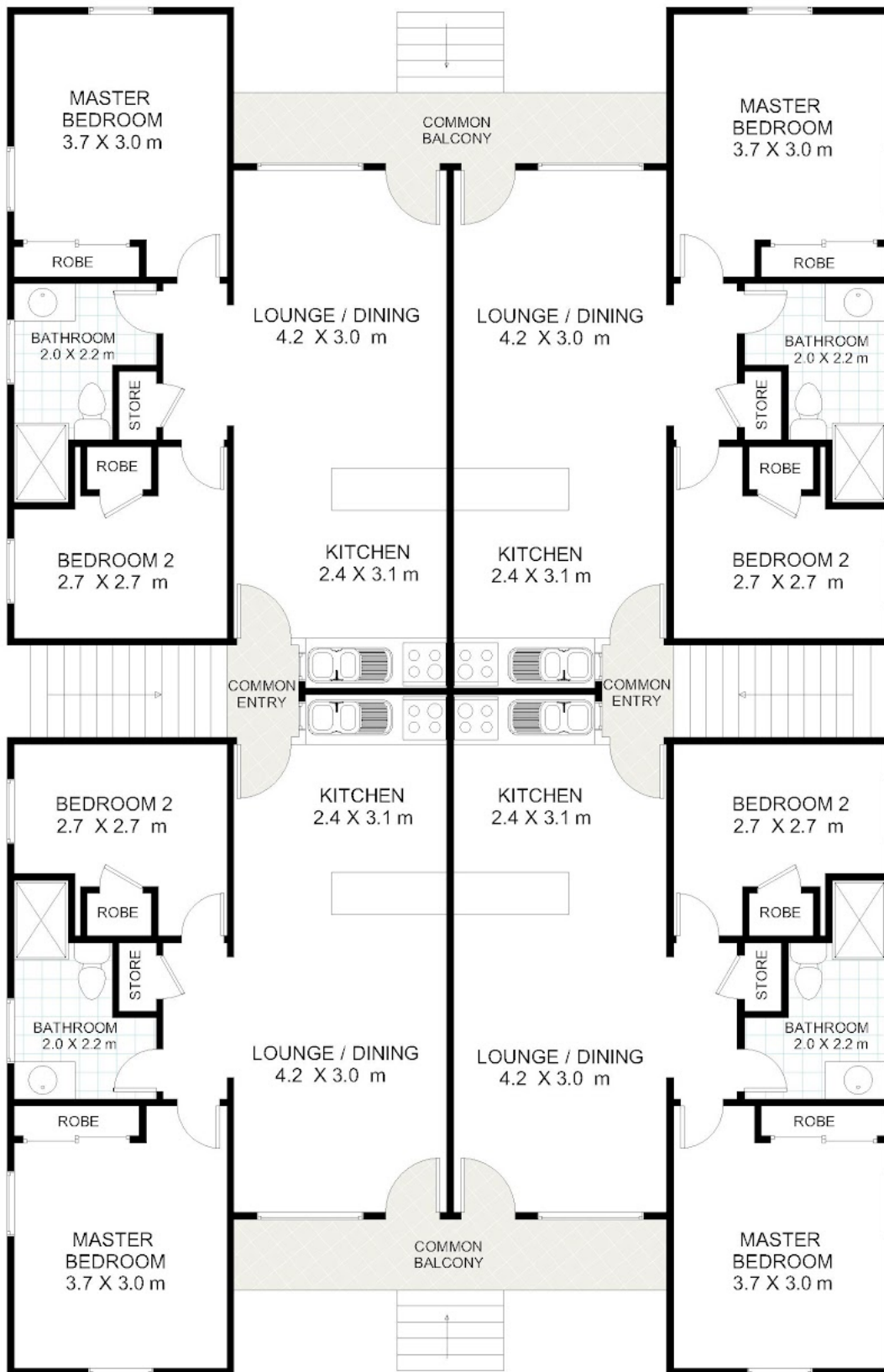
8 BED | 4 BATH | 3 CAR

PRICE:
\$915,000

OPEN FOR INSPECTION:
N/A



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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.

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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.