



# SOLD

## LOCATION & CONVENIENCE PLUS

Buy this unit and have guaranteed income from the first day; you won't need to worry about advertising for rent, or the period of time you don't have any tenants in, costing you even more money. This property is tightly held, with very low vacancy rates and long-term tenants who are currently on a periodic lease. Chelmer is a well-sought location, with nearby Indooroopilly providing all the amenities you could ever wish for, including cinemas, doctors, cafes, restaurants & pubs, shops, groceries, gyms and the list goes on.

Next to the Chelmer train station, this investors dream is perfect for university students or a working professional travelling into the CBD. 16 minutes by train into the city or just 20 minutes to the University of Queensland. Currently leased with happy long-term tenants, this unit needs no work done to it; textbook set and forget - time to collect your rent. The option for manufactured capital growth is also an attractive plus, should you wish to increase the properties value to re-sell or increase the rent. Easily and quickly achieved through cosmetic upgrades for the best bang-for-buck option available, it's a simple way to instantly get more value from the unit. As it's a corner unit, you have more windows than a unit within the body of the building, meaning more light and privacy. Being on the 3rd floor also gives you an amazing breeze, going throughout the whole unit and increased security.

With built-ins in the 2 large bedrooms, there's extra room for desks and bookcases, to the current tenants delight. The functional and well-designed floor plan also has a washer/dryer area in the bathroom complete with a shower/bath combination, for all the creature comforts you may need. Leading from the renovated kitchen/dining is a small balcony overlooking the leafy blue-chip suburb of Chelmer. The unit also has a one car lock-up garage on ground floor, with plenty of room for a car, bikes and gym equipment.

### Features:

- 2 bedrooms with built-ins
- 1 shower/bath combo with additional laundry
- Tandem lock-up garage
- Renovated kitchen/dining
- Balcony with open views
- Low body corporate fees
- Already leased for your convenience
- Easily increase value through cosmetic upgrades

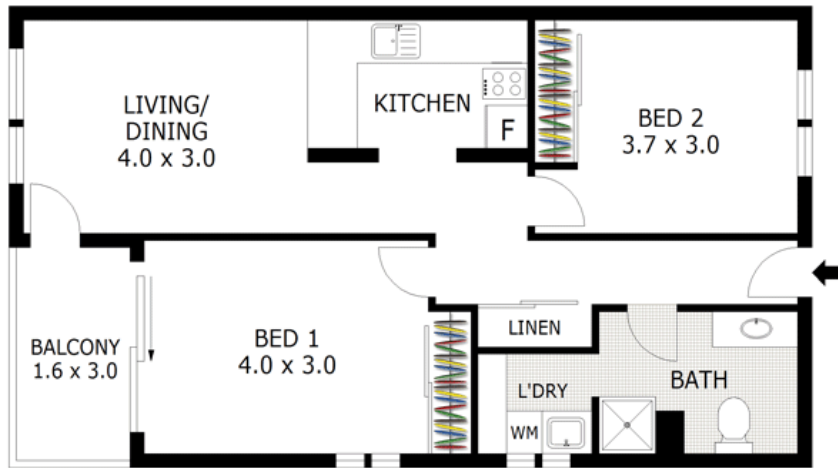
2 BED | 1 BATH | 2 CAR

PRICE:  
\$327,500

OPEN FOR INSPECTION:  
N/A



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(NOT IN POSITION)



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 61 m <sup>2</sup>
Garage	- 33 m <sup>2</sup>
Balcony	- 5 m <sup>2</sup>
Total	- 99 m <sup>2</sup>

# 11/73 Honour Avenue, Chelmer

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.