12 VULTURE STREET, WEST END, QLD, 4101









SOLD

CURRENT $272,740 YEARLY INCOME WITH DEVELOPMENT POTENTIAL!

$240,000* YEARLY INCOME WITH DEVELOPMENT POTENTIAL

King Property Specialists exclusively presents this outstanding Investment and Development opportunity.
This Student Accommodation facility is in immaculate condition and is returning over $200,000/yr gross income.

INCREASE YOUR VALUE
The facility currently contains 29 rooms, with the easy option of creating a 30th room. A bonus to purchasing this property is it has past approval for all 29 rooms to be strata titled and sold individually. That's over $8m in potential property value!

INVESTMENT FEATURES
- 29 Rental Rooms
- 6 Bathrooms
- 3 Car off street parking
- Historical 100% Occupancy Rate
- Over $200,000/yr gross returns
- Minimal expenses
- Manage Yourself or Have it Managed

DEVELOPMENT POTENTIAL
- 645m2 of Land in WEST END
- Ability to be Strata Titled into 29 Individual Dwellings

30 BED | 6 BATH | 3 CAR

PRICE:
$3,315,000

OPEN FOR INSPECTION:
N/A



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GROUND FLOOR



LEVEL 1

12 VULTURE ST, WEST END

PROPERTY BREAKDOWN
29x ROOMS
2x KITCHENS
9x BATHROOMS/TOILETS
3x ENSUITES
3 CAR SPACES

RENTAL RETURNS
*Room rates as per Jan 11th 2022

Pre-Covid Rates @ **$200 - $250/wk**
Students to return 2022

AREAS

LAND AREA	645m2 (TOTAL)
OPEN AREA	44.3m2
GROUND	238.8m2
LEVEL 1	240.7m2
TOTAL	479.5m2

Floor plans are for illustrative and marketing purposes only. Whilst every attempt has been made to ensure their accuracy, all measurements, positioning, fixtures, fittings and any other data shown are approximate. King Property Specialists & @realty makes no guarantee, warranty or representation as to the accuracy or completeness of this plan and any prospective buyer should conduct their own independent investigation prior to purchasing. Rentals based on historic information, ask your agent for a current schedule.

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.

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