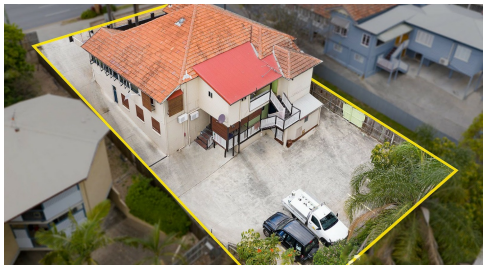
3 KINTORE STREET, ANNERLEY, QLD, 4103









SOLD

22 RENTALS IN BRISBANE | $207,480/YR* FULLY OCCUPIED INCOME

22 RENTALS IN BRISBANE | $207,480/yr* FULLY OCCUPIED INCOME

King Property Specialists presents this outstanding Investment opportunity. This Accommodation Facility is located on the main southern passageway to Brisbane, only 5kms from Brisbane CBD.

The property is in excellent condition and comes fully furnished and passively managed at purchase.

The building is a fully approved 22 room accommodation facility. There is an ample amount of off-street parking, or room for an additional development. With plenty of Kitchen, Living and Outdoor space to keep your tenants happy.

Fully Occupied Rental Income will achieve over $207,480/yr*. The property is currently under management with licenced boarding house managers, as well as having the convince of an on-site caretaker and cleaner.

DEVELOPMENT POTENTIAL

The site is 604m2 in a Low-Med Density Zone. Similar zoned properties allow for townhouses, units or homes 2-3 stories. There is a large, concreted area at the rear of the property that could be utilised by adding an additional dwelling. Subject to Council Approval.

PROPERTY FEATURES
- Renovated & Fully Furnished
- Perfect for Students, Single working professionals or Couples
- 22 Rental Incomes
- $207,480/yr* Fully Occupied Gross Income
- Development Potential LMR2 Site
- Increase Income for 2032 Olympics
- 7 Car off street parking
- On-Site Caretaker

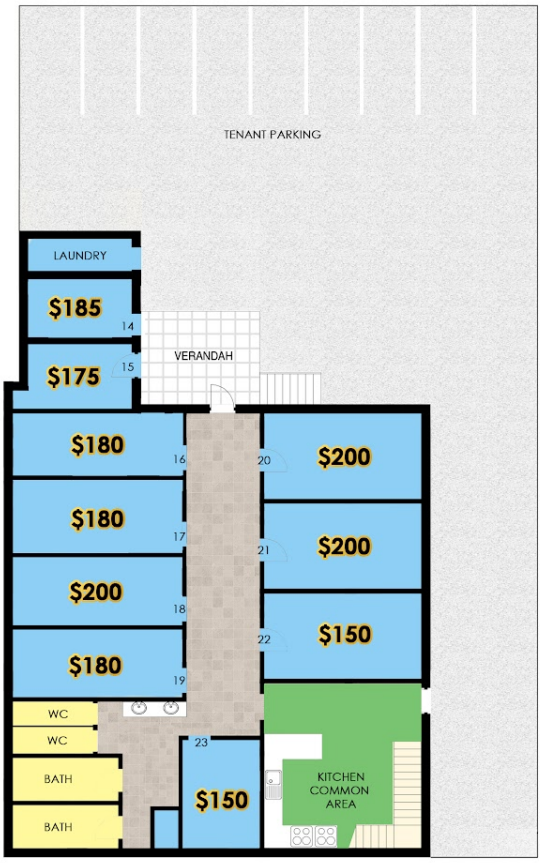
22 BED | 6 BATH | 7 CAR

PRICE:
$2,200,000

OPEN FOR INSPECTION:
N/A



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GROUND FLOOR



LEVEL 1

577 IPSWICH RD, ANNERLEY

PROPERTY BREAKDOWN
21x ROOMS
2x KITCHENS
4x BATHROOMS/TOILETS
7 CAR SPACES

RENTAL RETURNS
*Room rates as per Jan 2022

AREAS

LAND AREA	604m2 (TOTAL)
OPEN AREA	17.8m2
GROUND	204.9m2
LEVEL 1	213.9m2
TOTAL	418.8m2

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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