1/89 ALBION ROAD, ALBION, QLD, 4010









SOLD

GREAT OPPORTUNITY / SENSATIONAL INVESTMENT / SUPERB LOCATION!

Located in the heart of Albion, you'll find this fabulous well maintained investment with a quality long term tenant in place. Lease expires this August 2023.
Enjoy your morning "cuppa" or evening "sip" on your wrap around balcony & watch the world go by.
Set well back from the road, your view in enhanced by the treed outlook.
The location is so central to access numerous amenities including the Windsor Bowls Club, coffee shops, restaurants & the Albion Hotel plus it's only a short stroll to Albion railway station.
Features include:
- 2 bedrooms with built ins
- 1 bathroom with separate WC
- Open plan living & dining room with A/C
- Wrap around Balcony
- Treed & private outlook
- Secure access
- Single lock up garage with laundry at the rear
- Drying area & well maintained lawns & gardens
- Guest car parking

Numerous transport options are close by & this location has a high "walk score" as in, most amenities are in easy walking distance.

Complex data:
- Built around 1987
- Small complex of 6 units
- Excellent long term tenant with lease until August 2023
- Current rent $370 PW - Future projected rent $415 PW
- Tenant pays all utilities
- Body Corp: $936 1/4
- Rates: $ 425 PQ approx..
- Located only 4.5kms from Brisbane's CBD

Realistic vendors will consider all interest as need it sold ASAP

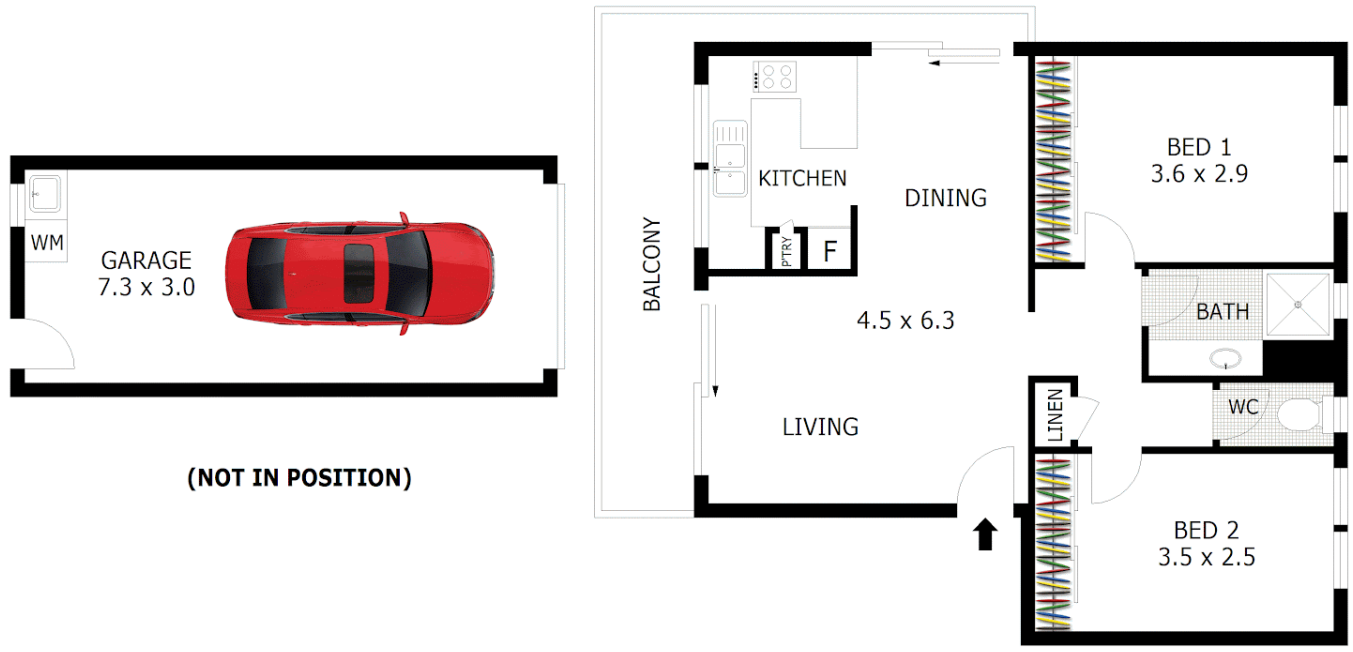
2 BED | 1 BATH | 1 CAR

PRICE:
$372,000

OPEN FOR INSPECTION:
N/A



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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	-	63 m²
Garage	-	22 m²
Balcony	-	11 m²
Total	-	96 m²

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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.

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