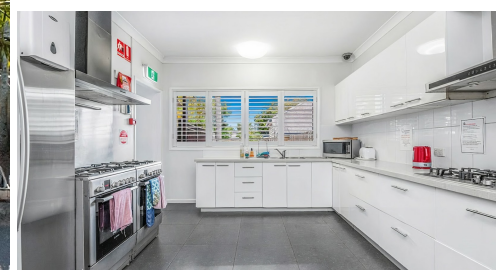


21 VALENTINE STREET, TOOWONG, QLD, 4066



**SOLD**

## \$320,000/YR\* INCOME WITH DEVELOPMENT POTENTIAL

ACCOMMODATION FACILITY IN TOOWONG - INCOME OF \$6,150/wk

Adam Holmes-Barry at King Property Specialists exclusively presents this outstanding Investment Opportunity with Development potential. (STCA)

This accommodation facility is fully occupied, fully revovated and sits on over 1,200m2 of land in the highly affluent suburb of Toowong QLD 4066.

### FINANCIAL FEATURES

- \$320,000/yr Gross Income\*
- 22 Rental Incomes paid fortnightly
- Long term lease structure
- Management options available
- Contact agent for further analysis

### INVESTMENT FEATURES

- In excellent condition, no work required
- 100% Occupancy, long term leases
- 22 Rental Units (18 with ensuites)
- Large communal breakout space
- Outdoor entertainment space
- Gym
- Pool
- Office
- 10 Car Parks

### DEVELOPMENT FEATURES

- 1,266m2 of Land
- Split into 3 x 400m2 lots
- Contours slope to street level

LOCATION LOCATION LOCATION

22 BED | 19 BATH | 10 CAR

PRICE:

\$3

OPEN FOR INSPECTION:

N/A



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[www.atrealty.com.au](http://www.atrealty.com.au)

## 21 VALENTINE ST, TOOWONG

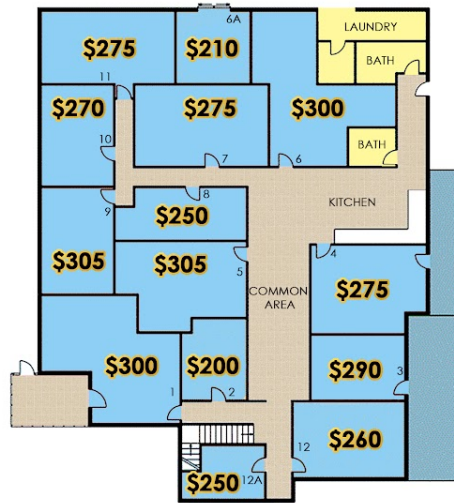
**PROPERTY BREAKDOWN**  
 22x ROOMS (18 with Ensuite)  
 1x KITCHENS  
 2x BATHROOMS/TOILETS  
 10 CAR SPACES

**FINANCIAL BREAKDOWN**  
 GROSS INCOME: \$320,000/yr\* (\$6,153/wk)  
 OUTGOINGS: \$100,000/yr  
 NET INCOME: \$220,000/yr\*

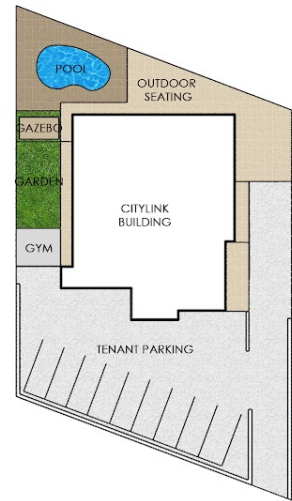
**AREAS**  
 LAND AREA 1,266m<sup>2</sup>



GROUND FLOOR



LEVEL 1



SITE

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.