411 ENOGGERA ROAD, ALDERLEY, QLD, 4051









SOLD

$352,300/YR* INCOME WITH DEVELOPMENT POTENTIAL

ACCOMMODATION FACILITY IN ALDERLY - INCOME OF $6,775/wk

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

This accommodation facility is fully occupied, in excellent condition and is seeking new owners who want to capitalise on the growing Brisbane rental market.

FINANCIAL FEATURES
- $352,300/yr Current Gross Income*
- Increase income $70,000+ to match 2023 market rents!
- 33 Rental Incomes paid weekly
- Long term lease structure
- Off-site Management Company in place
- Contact agent for further financial analysis

FINANCIAL UPSIDE
Achieve up to $421,720/yr* gross income by increasing unit rentals to current market rate. Enquire to receive rental breakdown.

BUILDING FEATURES
- Fully Government Accredited Level 1 Boarding House
- Passed all recent building and fire inspections
- In excellent condition, blockwork and concrete construction
- Built 2009, all common areas painted 2023.
- 16 Bedrooms renovated 2022
- All 8 Bathrooms renovated 2022
- 2 Buildings on site
- 33 Rooms Total (24x Single, 5x Double, 2x Queen Size, 2x Studio Apartments)
- 2 Large Double Kitchens in building
- 100% Occupancy, 6-12 Month Leases, 4 Weeks Bond Held
- Outdoor entertainment space

30 BED | 8 BATH | 7 CAR

PRICE:
$3,720,000

OPEN FOR INSPECTION:
N/A



Adam Holmes-Barry
0437669426
adam.hb.property@gmail.com
www.atrealty.com.au

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.

411 ENOGGERA ROAD, ALDERLEY "PARKSIDE LODGE"

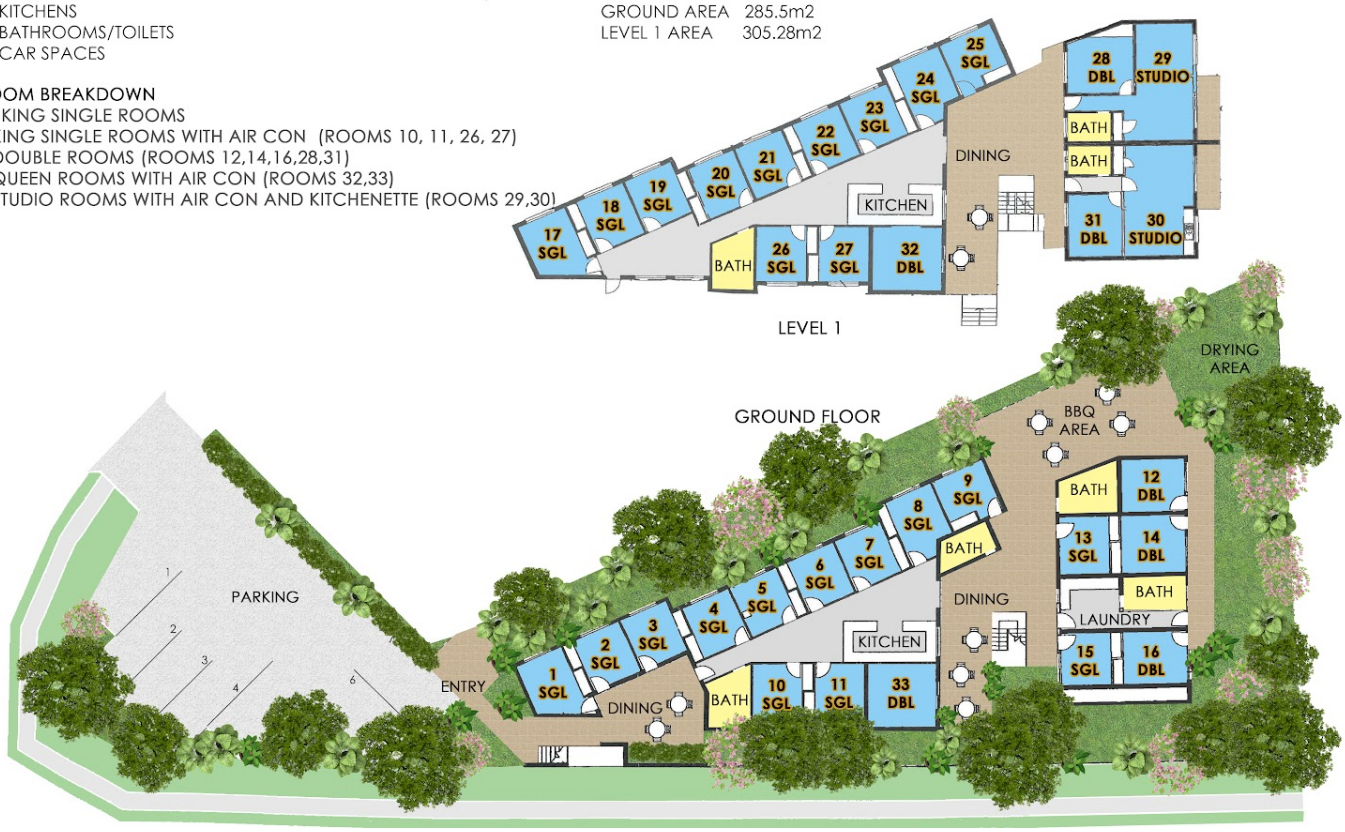
PROPERTY BREAKDOWN
33x ROOMS
2x KITCHENS
8x BATHROOMS/TOILETS
7x CAR SPACES

FINANCIAL BREAKDOWN
GROSS INCOME: $352,000/yr*

AREAS

LAND AREA	1,187m2
GROUND AREA	285.5m2
LEVEL 1 AREA	305.28m2

ROOM BREAKDOWN
20 KING SINGLE ROOMS
4 KING SINGLE ROOMS WITH AIR CON (ROOMS 10, 11, 26, 27)
5 DOUBLE ROOMS (ROOMS 12,14,16,28,31)
2 QUEEN ROOMS WITH AIR CON (ROOMS 32,33)
2 STUDIO ROOMS WITH AIR CON AND KITCHENETTE (ROOMS 29,30)



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.

Adam Holmes-Barry
0437669426
adam.hb.property@gmail.com
www.atrealty.com.au