



## FOR SALE

### 3 UNITS - ONE TITLE

Centrally located near the major services in North Rockhampton, 12 Rodger Street Park Avenue offers investors or an aspiring live-in landlord a rare opportunity to secure a block of 3 units on one title. Located directly across from a playground, and just minutes' walk from Stockland Rockhampton and public transport, this property is perfectly positioned for tenants to go about their studies, careers, and recreational activities.

#### Property Features:

3 Units: Each boasting 2 bedrooms, 1 bathroom, and a lockable garage.  
Each unit features an individually fenced backyard, providing privacy for tenants.  
Unit 3 has 3 air conditioners (one in each room), while units 1 & 2 have air conditioning in the living room.

#### Recent Upgrades:

New stoves in all 3 units.  
Power box fully upgraded with new meters.  
Unit 1 has a brand-new hot water system.

#### Rental income:

Current independent appraisal for each unit indicates each unit could rent for \$310 - \$340 per week, making the total complex \$930.00 - \$1020.00 per week, however the current rents have not increased for several years. The current rent rates are:  
Unit 1 is currently rented for \$180/week, fixed term ending 02/09/25.  
Unit 2 is currently rented for \$100/week, fixed term ending 31/08/25.  
Unit 3 is occupied by the owner and will be sold vacant.

While the property has some age-related wear and tear, including loose cornices and minor paint and panel damage in Units 1 and 2, these are easily rectifiable. Unit 3 is ready to rent, and this property presents enormous potential, and savvy investors will recognise the opportunity to secure a future high yielding asset.

#### Location Highlights:

Directly opposite a park with playground.  
Centrally located in a major regional hub for ultimate convenience.  
Close to major shopping centres, schools, and public transport.

### 6 BED | 3 BATH | 3 CAR

#### PRICE:

SOLD BY JULIAN GREGSON &  
RYAN SCOTT

#### OPEN FOR INSPECTION:

N/A



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