12 RODGER STREET, PARK AVENUE, QLD, 4701









SOLD

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:
$693,000

OPEN FOR INSPECTION:
N/A



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