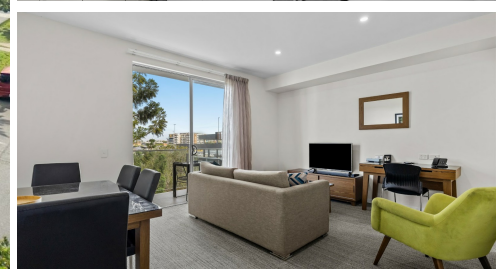
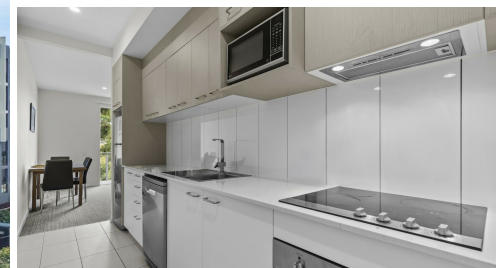
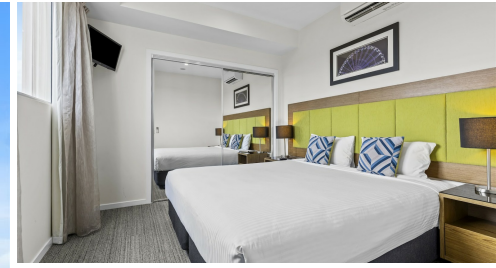


405/40 PLAYFIELD STREET, CHERMSIDE, QLD, 4032



# FOR SALE

## HIGH-YIELD INVESTMENT - \$50K+ ANNUAL INCOME - PREMIUM QUEST APARTMENT

Conveniently located in the heart of thriving Chermshire, this outstanding 2-bedroom, 2-bathroom, 1-car "Quest" serviced apartment presents an exceptional opportunity, ideal for astute investors seeking a secure, high-yielding passive income with consistent long-term growth potential.

Producing a guaranteed income of over \$50,000 annualised for the next 2 years plus, this modern dual-key property delivers a super return over 7% p.a. gross. With a respected commercial tenant in place, future growth is assured with a secure long-term lease until 2030, and annual rental increases of 4%, plus 2 additional 5-year tenancy options, combined with great potential for long-term capital gain.

Refurbished only 3 years ago, this professionally managed property and complete investment package is designed for effortless, low-risk ownership over the long term, perfect for private investors or self-managed super funds alike, with Body Corporate Administration levies, Strata Insurance and Water Usage fully paid by the tenant.

### Property Features:

- \* Versatile configuration, with optional dual-key use as 2 separate apartments
- \* Large combined living/dining; fully air-conditioned; quality finishes throughout
- \* Private balcony, leafy outlook, quiet and elevated level 4 position
- \* Well appointed with 2 spacious bedrooms, large mirrored built-in-robos
- \* 2 bathrooms/laundry, 1 kitchen, 1 kitchenette, 1 secure car parking space
- \* Modern, functional, smart design, ideal for short term or long-term leasing
- \* Wheelchair access; fully furnished and maintained to Quest's high standards
- \* Excellent onsite professional management with a great track record
- \* Gymnasium facilities, reception, lounge and meeting rooms
- \* Fully serviced apartment complex with very high occupancy rates
- \* Secure, well-maintained building with proven reliable investor returns

### Premier Location:

- \* Stroll to Westfield Chermshire and Kedron Wavell Services Club
- \* Convenient to commuter corridors; M3, M7 airport tunnel, and M1
- \* Approx 11km / 16min drive from Brisbane Airport

2 BED | 2 BATH | 1 CAR

### PRICE:

OFFERS OVER \$695K - RENT  
\$973 PER WEEK!

### OPEN FOR INSPECTION:

N/A



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**405a-b/40 Playfield Street, Chermside, QLD 4032**

**Lot Area: 89 square metres**

Whilst every attempt has been made to ensure the accuracy of the floor plan, this plan is for illustrative purposes only. All dimensions and fittings are approximate.  
 PLAN BY SOLDPHOTOGRAPHY.COM.AU



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.