

21 Bergin St, Booval, QLD 4304

\$395,000

Block of Units 2  2 



LOT 8 - Invest in Your Future | High-Yield Strata Investment

An excellent opportunity to secure a high-performing investment in a growth suburb. Lot 8 at 21 Bergin Street, Booval, includes two self-contained bedsitters, each with a private ensuite, linked to a central building with a shared lounge, dining area, and semi-commercial kitchen facilities-all on the ground floor for easy access.

Open for Inspection

By Appointment.

With an annual income of \$41,600 and a net income of \$32,696.44 after expenses, this presents a strong option for investors seeking solid cash flow in a location close to transport, shopping, and essential services. Booval Station and Booval Fair are nearby, making this position highly practical and consistently in demand.

This unique offering comprises total of seven (7) strata-titled lots, presenting an exceptional opportunity to secure a high-performing asset with future upside in a highly convenient Booval location.

Positioned one block from public transport including Booval Railway Station, and just minutes from Booval Fair Shopping Centre, Aldi, medical services, pharmacy and major retailers, the property is ideally placed for sustained demand.

Zoned Residential Medium Density (supporting development outcomes of up to three storeys), 1,212m² site was purpose built in 1999. Set within a supported independent living environment, the property forms part of a Class 3 building and benefits from a Material Change of Use approval (30 August 2022) permitting Multiple Residential use for supported independent living accommodation (14 tenants). Supporting documentation is available via the local council.

Inspections strictly by appointment.

DISCLAIMER: First National Action Realty has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. All distances, measurements and timeframes contained within this advertisement are approximate only. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.

Listed By

Lyn Armit
Phone: (07) 3281 3800
Mobile: 0408 726 959



Listing Number: 3526631