

Lot 2-21 Bergin St, Booval, QLD 4304

\$650,000

Unit 3  2 



MAXIMISE YOUR INVESTMENT

This self-contained unit presents a flexible investment opportunity within a well-maintained assisted living complex. Designed for comfort and independence, the residence features three bedrooms, two bathrooms, and a functional open-plan layout incorporating the lounge, dining, and kitchen areas. Generous in size and well designed, the lounge, dining and kitchen areas flow seamlessly onto a large balcony and enjoy independent access from the facility below.

Open for Inspection

By Appointment.

The unit enjoys its own private entrance, enhancing privacy and ease of access for occupants. Offering versatility for investors, the space can be rented as a whole or leased by individual rooms to maximise return.

Positioned within a supported independent living environment, the property forms part of a Class 3 building. The Material Change of Use approval dated 30 August 2022 permits Multiple Residential use for supported independent living accommodation (14 tenants), with documentation available via the local council.

Price: \$650,000

Annual Income: \$38,480

Outgoings:

Rates: \$2,422.60 p.a.

Water: \$1,680.96 p.a.

Body Corporate: \$4,800.00 p.a.

Nett Income: \$29,576.44

A solid addition to any portfolio, this property combines steady income, compliant use approval, and adaptable living arrangements in a specialised housing setting.

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Listed By

Lyn Armit

Phone: (07) 3281 3800

Mobile: 0408 726 959

