

Unit 26 & /1-11 Woodbeck St, Beenleigh, QLD 4207

Sold - 19/02/2021

Villa 2 2 2



## INCOME PRODUCING INVESTMENT

Need a smart investment property with great returns, no hassles & perfectly fitted for self-managed super fund? An ideal addition to your portfolio? Well here it is! Check it out for yourself, you will find it just adds up! Making dollars and sense!

**Open for Inspection**

By Appointment.

Two units selling as a pair on one title - well positioned in the complex. Designed to offer accommodation & assisted living to pensioners on a rental basis. Included in the great benefits to the tenants, three (3) meals a day are provided offering independent living options for your loved ones for longer.

Each unit contains:

Kitchenette, lounge room, combined bathroom and laundry, bedroom all looking out onto the lovely gardens.

Common spaces include:

Communal lounge, Pool Table, Dining Room, Computer Hub, Library, Central Courtyard, Outdoor seated areas, Meals hall all in a secure gated complex.

Rent Charged as a % of the tenants' pension and rental assistance, multiply this by 2 units for the one purchase price, you do the figures, this is well and truly above your average investment property returns:

Income: both units combined \$25,680.72 annual income (approx. \$246 per unit per week)

Outgoings: both units combined

Logan City Council rates - \$4,000 approx annually including water

Body Corp Admin/Sinking Fund - \$9,430 approx annually

These investment units are in Woodbeck Village, being one of Queensland's finest rental retirement villages located on the fringes of the Beenleigh Town Centre, with a wide choice of shops and services available, half way between Brisbane and the Gold Coast.

Make this one add up to serious \$\$\$'s for you!

**\*\*PLEASE NOTE\*\***

FOR ANY SCHEDULED OPEN HOME PLEASE CONTINUE TO PRACTICE SOCIAL DISTANCING OF AT LEAST 1.5 METERS

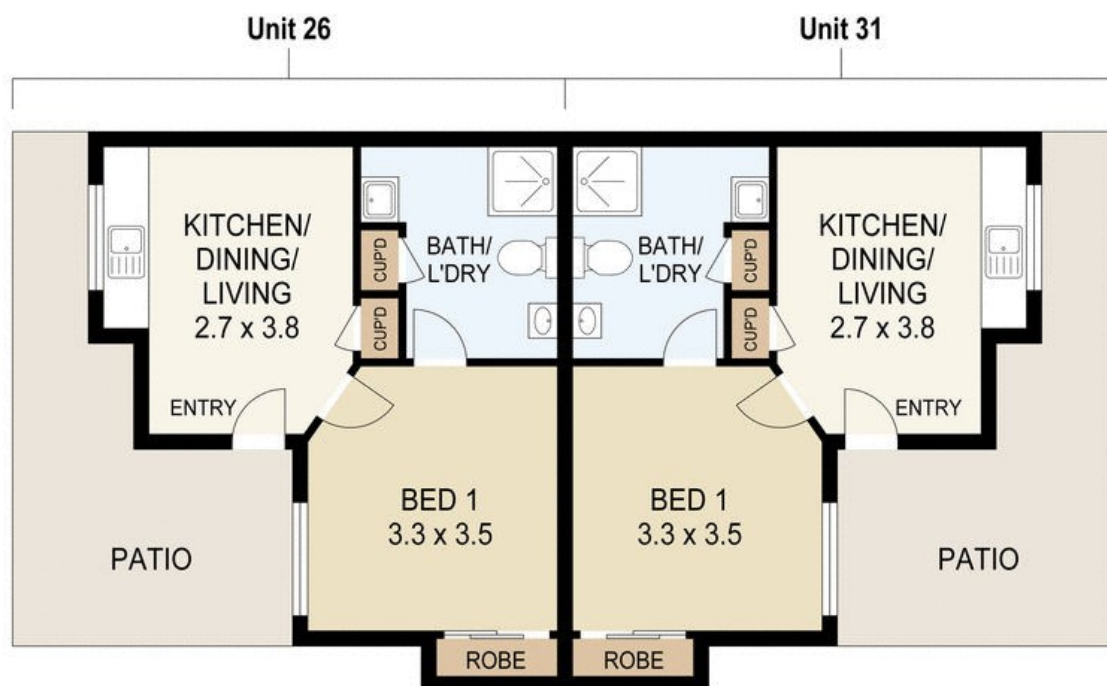
**Listed By**

Adam Randell

Mobile: 0409 692 338



## Floorplan



## Floor Plan

26 & 31/1-11 WOODBECK STREET

0m 1m 2m 3m

SCALE UNIT IS IN METRES

All measurements are approximate and for illustration purposes only.  
It should not be considered 100% accurate. Interested parties should  
rely on their own enquiries.

