


914/188 Shafston Ave, Kangaroo Point, QLD 4169

Sold - 18/03/2022

Apartment 1 

## The Best Investment for your Portfolio

This impressive studio apartment located in the heart of Kangaroo Point could be the next property for your investment portfolio or your first jump into the investment game - this well-appointed and fully furnished studio apartment is conveniently located adjacent to the Shafston International College.

Situated on the 9th Floor, this studio apartment would suit an astute investor seeking opportunity, or a young professional couple wishing to dip their feet in the lifestyle that inner Brisbane has to offer.

The Shafston Mansion building boasts an array of student friendly amenities such as a recreational lounge, on-site laundry, fully equipped indoor and outdoor gym.

The UniLodge staff are on-site 5 days a week ( Mon - Fri ) to attend to all related tasks and with secure swipe card access throughout the building - security is not an issue.

This air conditioned apartment is located in close proximity to the CBD with both City Cat & City Hopper Ferry Services, bus services as well as a City Cycle station close by.

Further to this, there are a range of local cafes, restaurants, supermarkets and bars nearby.

Currently, this apartment is maintaining a rental income figure of \$290.00 per week

Important Financial Points:

- \$290.00 per week gross rental income (\$15,080 per year)

- Body Corporate Fees: Approx \$2,809 per annum (Free Electricity & High Speed Internet Provided within this) (Body Corporate Fees are subject to change from the 10th of Dec 2021 after the AGM.)

- Council Rates: approx \$1626 per annum

- Management Fees approx \$1076 per annum

Important Property Points:

- 1 Bedroom, 1 Bathroom

- 21sqm Internal Floor Area

- Situated on the 9th Floor

- Fully Furnished

- On-Site Management 5 days a week between 9-5pm & Secure Access

- Electricity & High Speed Broadband (approx 16gb per week) provided by the Body Corporate

### Listed By

Sharon Booth

Phone: (07) 3380 0000

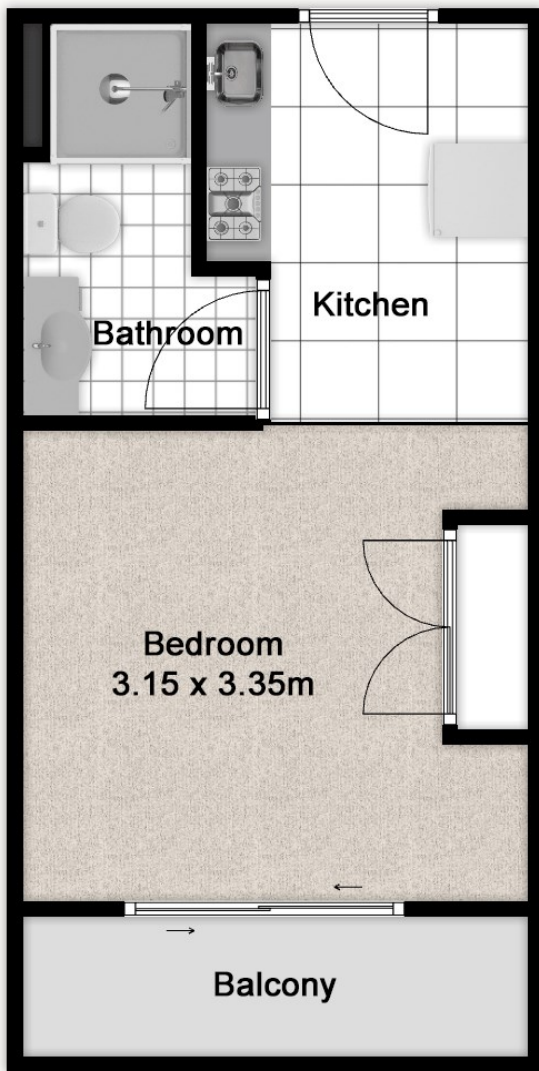
Mobile: 0411 869 792



Floorplan

914/188 Shafston Ave,  
Kangaroo Point

Total approximate floor area = 21m<sup>2</sup>



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances, shown have not been tested and no guarantee as to their operability or efficiency can be given.