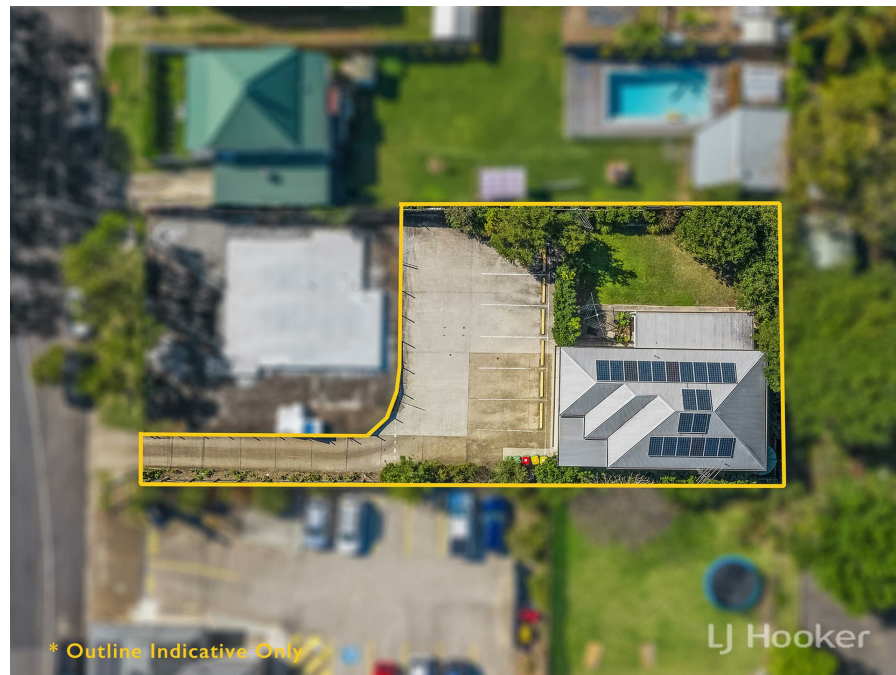


20A Moffatt St, Ipswich, QLD 4305

Sold - 20/05/2022

House 9 1/2 2 1/2



## Incredible Investment Return 7.15%\*

Fully Leased to a NDIS Provider: Cash Flow Gold Mine

20a Moffatt Street is fully tenanted on a 2 year lease. The property is located only a few minutes walk to the University of Southern Qld, Bremer State High School, Central State Primary School, Ipswich Hospital, St Andrews Private Hospital, Queens Park and the Ipswich CBD plus a wide range of employment and shopping precincts.

The potential of this property has so much upside. The property was previously an 9 room boarding house. The approvals and all relevant requirements for a boarding house are still in place. Not only do you have this advantage the seller has provided a town planning report showing there is the possibility to extend the building and create more rooms/accommodation (STCA).

The lease is in place for the next 2 years with the first year returning \$57,200 and the second year of the lease increases to a huge \$62,400 per year. Outgoings on the property are approx. \$10,000.

### Features:

- . The key benefits of owning this property include:
- . 1st year Gross annual income of \$57,200
- . 2nd year gross annual income of \$62,400
- . Forecast annual net income over the 2 years is a huge 6.23%
- . Plus the property fully approved to operate as a 9 boarding house along with an approved management plan
- . Potential to improve income performance via a DA (STCA) to create more units/extension of existing building
- . Next door to a medical centre and pathology
- . Close to Ipswich CBD, University Campus, hospital, shopping centres
- . High & primary schools Walking distance to public transport (train and bus)
- . Professionally managed on a secure 2 year lease
- . Strong potential for future redevelopment on this near CBD location

### Listed By

Andrew Kenman

Phone: (07) 3281 4305

### Open for Inspection

By Appointment.

