



1-5, 36 Praed St, Red Hill



## 5 UNIT COMPLEX IN RED HILL - 3KM FROM THE FUTURE OLYMPIC STADIUM

Just 3km from the future Olympic Stadium at Victoria Park, this apartment complex presents a superb opportunity in a sought-after precinct just 4.6km to the CBD. Ideal for investors or your SMSF, this high-income-producing asset boasts no Body Corporate and a prime leafy position with buses, cafes, and restaurants within walking distance. Fully leased, returning yearly income of \$91520. Site zoned CR1 (9.5m height limit) with 18.2m Enoggera Creek frontage and opposite a park. Comprising of 4 x 1 bed, 1 bath, 1 car + storage, + 1 x 2 bed, 1 bath, 1 car + storage.

The solid building features quality brick construction with dual staircase access to every unit. Each apartment includes a combined living/dining area with a kitchen, 1 or 2 bedrooms with built-in robes, a central bathroom and undercover parking for 1 car + storage. All airconditioned.

With all 5 units consistently rented, you can start seeing immediate returns on your investment. For buyers wishing to capitalise further, there is potential to renovate the complex and generate higher rental income or redevelop the site (STCA).

Located in the highly sought-after suburb of Red Hill, the unit block is close to schools, Kelvin Grove State College, QUT Kelvin Grove and the Royal Brisbane Hospital, Suncorp stadium, shopping centers, parks, markets, cafés, entertainment and many dining options. Offering

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**Price** Offers Over \$1,750,000  
**Property Type** Residential  
**Property ID** 10916

### AGENT DETAILS

Dru Candappa - 0414 319 022

### OFFICE DETAILS

Mooloolaba  
 Unit 1 24 Brisbane Rd Mooloolaba,  
 QLD, 4557 Australia  
 0754456500



everything you need within reach. Additionally, the property's prime location ensures effortless commuting, with major highways and public transportation just moments away. It is also just a short drive to Paddington's famous shopping precinct.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*