







GREAT INVESTMENT - OVER 4.8% GROSS YIELD : RENTED AT $675 A WEEK : TAX DEPRECIATION OF $6,700 A YEAR

Introducing 9 Clements Street, Griffin: A Stunning 5-Bedroom House with 2 Bathrooms and a 2-Car Garage on a Spacious 450 sq.m. Block.

This modern and beautifully constructed home was built in 2017 to an exceptional standard, ensuring long-lasting quality and offering substantial tax depreciation benefits of $6,700 a year. The property boasts numerous impressive features that make it an excellent investment opportunity.

The house is occupied by a fantastic long-term corporate tenant who pays an excellent rent of $675 a week, offering a stable and reliable income stream for savvy investors for a gross rental yield of over 4.8% PLUS the tax depreciation.

Nestled within Griffin Pocket, one of Brisbane's greenest suburbs, this property enjoys a serene and natural environment. Surrounding greenery and beautiful landscapes create a peaceful ambiance, providing a perfect escape from the city's hustle and bustle.

For those who enjoy outdoor activities, the house is conveniently located near the Pine River, a popular fishing and boating spot.

Inside the house, you'll find a modern and well-equipped kitchen featuring a large 900mm oven, gas cooktop, glass canopy rangehood, and a dishwasher. The kitchen is designed to cater to the needs of even the most discerning home chef, making cooking a pleasure.

5 2 2 450m2

Price	SOLD
Property Type	Residential
Property ID	5883
Land Area	450 m2
Floor Area	221 m2

AGENT DETAILS

Nigel Lucas - 0413 351 603
Jason Gayler - 0403 623 863

OFFICE DETAILS

North Lakes
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0413351603

In addition to the generous living spaces, this property offers a media room, providing an ideal setting for entertainment and relaxation.

One of the standout features of this property is its side access, providing convenience and flexibility for homeowners. The spacious block allows for potential expansion or additional parking options, making it ideal for those seeking versatility.

For interested parties, a detailed depreciation schedule, lease details, virtual walkthrough and other pertinent information are available upon request.

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