







GREAT INVESTMENT - OVER 5.3% GROSS YIELD - THREE STOREY TOWNHOUSE

This modern tri-level townhouse was built in 2014 to an exceptional standard, ensuring long-lasting quality and offering substantial tax depreciation benefits.

The property is occupied by a fantastic long-term tenant who pays $520 a week, offering a stable and reliable income stream for savvy investors for a gross rental yield of over 5% PLUS the tax depreciation.

With the current rental appraisal of $570-$630 per week and strong growth in rental demand with record low vacancies, this represents an excellent opportunity for the astute investor.

The property is located within close walking distance of Taigum Village which includes supermarkets, amenities, restaurants and cafes. The Taigum State Primary School is a short 500m walk away. The property has convenient access to public transport and is a short drive to the Zillmere Train Station. The lovely bayside suburb of Sandgate is at your doorstep, less than 5km away.

Alternatively, if you are looking to purchase a home for yourself, the property is located at the rear of the popular complex in a quiet position.

Key Features:

- 3 generous bedrooms with built in robes
- Modern kitchen with stainless steel appliances
- Master with ensuite

3 2 2

Price	SOLD for $534,999
Property Type	Residential
Property ID	6192
Floor Area	162 m2

AGENT DETAILS

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

OFFICE DETAILS

Zillmere
378 Zillmere Rd Zillmere, QLD,
4034 Australia
0403623863

- Air-conditioned open plan kitchen, dining, and lounge
- Balcony access from the lounge
- All bedrooms are equipped with built-in robes and ceiling fans
- Tandem garage with additional storage plus work space
- Internal laundry, cleverly concealed
- Private courtyard
- Pool within Complex CCTV security and the convenience of an on-site manager

Description:

With a flexible layout and room for all, this tri-level townhouse will appeal to the whole family. Three good size bedrooms, an air-conditioned family and master bedroom, modern kitchen with stainless appliances.

The third bedroom is located on the first level with easy access to the powder room, making a practical and functional layout for those overnight guests and visitors.

Ground-level is equipped with a practical tandem garage, additional storage, and inbuilt laundry.

Contact Jason for further information.

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.