



Sunnybank



## \$100,000 RENTAL INCOME PER YEAR. SUITABLE FOR INVESTMENT OR SMSF

WORRY ABOUT INTEREST RATE RISES, WE HAVE THE ANSWER FOR YOU.

This brand-new 5 "studio" home with \$100K rental income per year is a high-income property ideal for investor or SMSF.

Each bedroom has own self-contained living area, kitchenette, bedroom, bathroom and private courtyard.

Summary of benefits include:

- High rental return, positive cashflow
- Brand new, take full advantage of tax depreciation
- Brand new property, under QBCC warranty

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Price	POA
Property Type	Residential
Property ID	647

### AGENT DETAILS

Peter Yap Lic 3909784 - 0450 700 711

### OFFICE DETAILS

iSale Property - Eight Mile Plains  
2497 Logan Rd Eight Mile Plains,  
QLD, 4113 Australia  
(07) 3219 8500



- Fully tenanted, hassle free

Summary of features include:

- 5 self-contained studios
- Studio (bedroom, bathroom, kitchenette, living area and court yard)
- Fully furnished, including bed and mattress, sofa/lounge, TV, fridge, microwave, cooking utensils, plates and cutlery
- Air-conditioning to every room
- Solar panel installed
- Programmable individual access code for entry
- 2 shared washing machines

Sitting on a large 615m<sup>2</sup> block, this property is conveniently located in one of the Brisbane's most sought after suburbs. It is only 5 min walk from Sunnybank train station ensuring easy access to CBD, within walking distance to bus stops, shops, local council park and close to cafes and restaurants.

Do not miss out on this rare opportunity, contact Peter or Sam for an inspection today.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Interested parties must rely on their own enquiries and information in the contract for sale.

Property Code: 647

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.