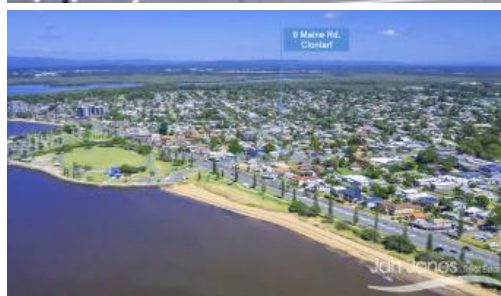


Sold



9 Maine Rd, Clontarf

Jan Jones Real Estate



## 2 FLATS PLUS 4 BEDROOMS HOUSE

### LOCATION LOCATION LOCATION

What a Cracker of an investment opportunity to have instant returns in prime location only 100 metres walk to the Clontarf Waterfront. Real estate is all about the location and this is a 10 out of 10 for location.

Rarely available on the Redcliffe peninsula is a house and 2 Flats that will tick all your boxes. Zoned Multi units (Flats) in a prime location for future development potential, you have:

A low-set brick and tile home with water views, that has been recently renovated with great outdoor living spaces, 4 very spacious bedrooms, new kitchen, modern bathroom, split system air conditioning in the living and the master bedroom, tiled living areas and single lock up garage. This home has a great tenant in place that has just re-signed their lease at \$600 per week.

You then have 2 Flats next door that are fully fenced and separated from the house consisting of a 1-bedroom flat with lockup garaging, timber flooring, vj walls, 12-foot ceiling height and modern kitchen returning \$280 per week. Lease coming up for renewal in June.

Adjoining this flat is an extra 3-bedroom flat where the tenant has just resigned their lease at \$400 per week that is due to start in April, flat 2 is unique with internal stairs, spacious kitchen, tiled and timber floor and their own front and rear courtyard area and lock up garaging.

8 3 3 671 m2

<b>Price</b>	SOLD for \$1,030,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2120
<b>Land Area</b>	671 m2

### Agent Details

Leisa Lowe - 0438 801 298

### Office Details

Clontarf  
48 Hornibrook Esplanade Clontarf QLD  
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Each of the flats have their own laundry rooms and separate electricity metres.

The land size for the properties is 671m<sup>2</sup> and is ready for new owners now.

Note: The flats have had termite damage over time and there are currently NO active terminations on the property.

The location is within the area for future development and is only seconds to schools, shops, the waterfront and public transport. Making this a wise investment for the future.

Rental Returns broken down is:

House \$600 per week

Flat 1 is \$280 per week

Flat 2 \$400 per week

Totalling \$66,560 gross per year

With the potential to increase Flat 1 very soon. Totalling the expected returns due to renewals \$1280 per week in the next 2 months.

This is one opportunity not to be missed and is sure to impress the most astute investor or maybe live in 1 down the track and have a constant income from the others.

Contact Leisa Lowe from Jan Jones Real Estate today to find out more about this fantastic opportunity and book in your inspection.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty of representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

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.