

552 Sherwood Road, Sherwood, QLD, 4075



Block Of Units For Sale

Wednesday, 18 December 2024

552 Sherwood Road, Sherwood, QLD, 4075

Bedrooms: 8

Bathrooms: 5

Parkings: 5

Type: Block Of Units



Tony Poulsen
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MEDIUM DENSITY RESIDENTIAL SITE - BLUE CHIP OPPORTUNITY IN SHERWOOD

This blue chip block of units is located in a prominent position close to Sherwood Central Shopping Precinct, schools, transport, casual cafes and much more.

The configuration comprises:

3 x 2 bedroom | 1 bathroom | 1 car and;

2 x 1 bedroom | 1 bathroom | 1 car accommodation

Additional information:

- 809m² medium density site eligible for D/A for multi-unit / multi-storey site 5 levels
- Walk to local shopping precinct including Woolworths, Medical, casual cafes and Sherwood State School
- Public transport at front door
- Ideal superannuation fund investment holding or re-development to capitalise on current
- Multi-level zoning
- Flood free
- Rental potential approx. \$110,000 per annum

Unit 1 - Lease expiry 28/02/2025 at \$390 per week increasing to \$450

Unit 2 - Lease Expiry 28/02/2025 at \$420 per week increasing to \$450

Unit 3 - Lease Expiry 14/01/2025 at \$380 per week increasing to \$450

Unit 4 - Lease Expiry 08/09/2025 at \$370 per week

Unit 5 - Lease Expiry 09/02/2025 at \$330 per week increasing to \$400

Council Rates: \$2,105.15 per quarter

Water Rates: \$1,227.00 per quarter

For Sale by Private Treaty

Opportunities like this are rare, register your interest today!