

# 498 Old Cleveland Road, Camp Hill, Qld 4152

## House For Sale

Wednesday, 8 January 2025



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**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Area: 415 m2**

**Type: House**



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## For Sale

Offering high-income yield in Camp Hill, this newly converted and fully refurbished Queenslander has been transformed into an excellent investment, boasting rooming accommodation, with the charm of a traditional character home. The four bedrooms suitable for double beds and little lounge or office nook, are all self-contained, each featuring its own luxurious bathroom. There is easy access to the communal laundry, modern kitchen and a shared deck overlooking the leafy backyard. The large undercroft storage area is positioned beneath the property, and there is on-site parking for up to four vehicles. With all the hard work done and the property immaculately presented, the investor buyer can benefit from potential rental returns that will flow in from this investment. Meticulously updated while retaining classic character details, the Queenslander ensures easy maintenance with new timber-look vinyl flooring, air-conditioning and ceiling fans. Property features:- Converted and fully refurbished Queenslander with city glimpses- Remarkable Camp Hill investment in a sought-after precinct- Potential approx total \$1700/week projected income when fully leased- 4 bedrooms (rooming accommodation), each with its own private bathroom- Communal kitchen and 4 kitchenettes per each individual tenant room- Shared deck with a concealed laundry and views over the backyard- On-site parking for up to 4 cars, side access, undercroft storage- Split system air-conditioning and ceiling fans- Rear ramp access for easy disability access- Investment in a High-Demand Location In a prime position on Old Cleveland Road, there are endless amenities within walking distance, and the CBD is 12 minutes away. The local cafe, hairdresser and clothing store are 200m away, and tenants can easily walk to restaurants and eateries for casual dining. Only 150m from bus stops, travel is easy, and additional shopping and dining await at nearby Camp Hill Marketplace, Martha Street, Coorparoo Square and Westfield Carindale. Parks and sporting clubs are close at hand, and the property is moments from childcare, schools, Griffith University, QUT Gardens Point and inner-city hospitals. Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, Torres Property will not be held liable for any errors in typing or information. All interested parties should rely upon their own enquiries.