



## BLOCK OF HOUSE STYLE UNITS IN BLUE CHIP LOCATION !!!

Originally known as Upper Paddington, Bardon is a cosy, residential tightly held suburb in Brisbane's inner-west. Nestled in the foothills of Mount Coot-tha, Bardon is a leafy oasis just outside of the CBD. Bardon is a delightful refuge with a true community vibe, featuring classic Queensland homes and leafy green outlooks. This tranquil suburb, makes the most of its hilly location and offers a peaceful community atmosphere while being accessible to the city's hotspots.

### MEANING OF BARDON -

Derived from the Old English berg and dūn, Bardon is thought to mean **"barrow hill"** or **"barley valley."**

### TOP OF PADDINGTON HILLS (LESS THAN 3 KM FROM CBD) – UNIQUE COMPLEX OF UNITS ON 800m2 LAND

Stunning unique complex of 2 refurbished house style units + 2 brand new house style units (800 sqm land) on top of LaTrobe tce Paddington (no flood problems), offering views across Bardon and Paddington. Very high potential rental return. Two depreciation plans with huge tax benefit. Possibility to use the property, at the same time, as a Principal Place of Residence and as an Investment Property , or to further develop it . Or land bank for the future and enjoy huge capital growth and

10 7 2 800 m2

Price FOR SALE BY NEGOTIATION

Property Type Residential

Property ID 10748

Land Area 800 m2

### AGENT DETAILS

Salvatore Vasta - 0410123625

Jason Akermanis - 0490214584

### OFFICE DETAILS

Ascot

Unit 1 146 Racecourse Rd Ascot,  
QLD, 4007 Australia

0490 214 584



increased rental return as time goes on . Currently renting for a fantastic and strong rental return and the ability to increase current rental amounts of all 4 units substantially !!! . This property would also make a great investment to buy in your self managed super fund .

Public transport at your doorstep (5 min bus from CBD) and within easy walking distance of the shops, restaurants, cafes and nightspots of Paddington, the Barracks, Petrie Terrace, Park Road Milton, and Rosalie (less than 3 km from cbd).

The 800 sqm lot includes 4 units (Council approved). Possibility of future further development.

- 37A: refurbished unit with 4 bedrooms, 1 bathroom, living room, kitchen, laundry room and huge deck
- 37B: modern brand-new unit with 2 bedrooms, walk in robe, 1 ensuite bathroom, 1 bathroom, living room/ kitchen (marble top bench and island), laundry room, huge deck and covered parking space
- 37C: modern brand-new unit with 2 bedrooms, 2 ensuite bathrooms, living room/ kitchen (marble top bench and island) and huge deck
- 37D: modern brand-new unit with 2 bedrooms, 2 ensuite bathrooms, living room/ kitchen (marble top bench) and huge deck

This is a fantastic property to add or to start your property portfolio and has all the things a smart investor would be looking for with all the right characteristic's for huge future value and big rental returns .

*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.*