



BLOCK OF HOUSE STYLE UNITS ON 1263 SQM 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 d n, Bardon is thought to mean "barrow hill" or "barley valley."

TOP OF PADDINGTON HILLS (LESS THAN 3 KM FROM CBD)

Unique complex of 2 refurbished house style units + 2 brand new house style units on (1263 sqm of 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 increased rental return as time goes on .

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Price FOR SALE BY NEGOTIATION

Property Type Residential

Property ID 10896

AGENT DETAILS

Salvatore Vasta - 0410123625
Jason Akermanis - 0490214584

OFFICE DETAILS

Ascot
Unit 1 146 Racecourse Rd Ascot,
QLD, 4007 Australia
0490 214 584



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 1263 sqms is spread over two separate lots and on there own titles and includes the 4 units (All Council approved). Possibility to build more units on the vacant block next door to add to the existing 4 units and increase your current returns . Number 37 is on 750 sqm and number 39 is on 513 sqm and both lots are equal in length . What you do with the vacant block is up to you .

- 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 capital growth and big increasing future rental returns

Disclaimer

This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes

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