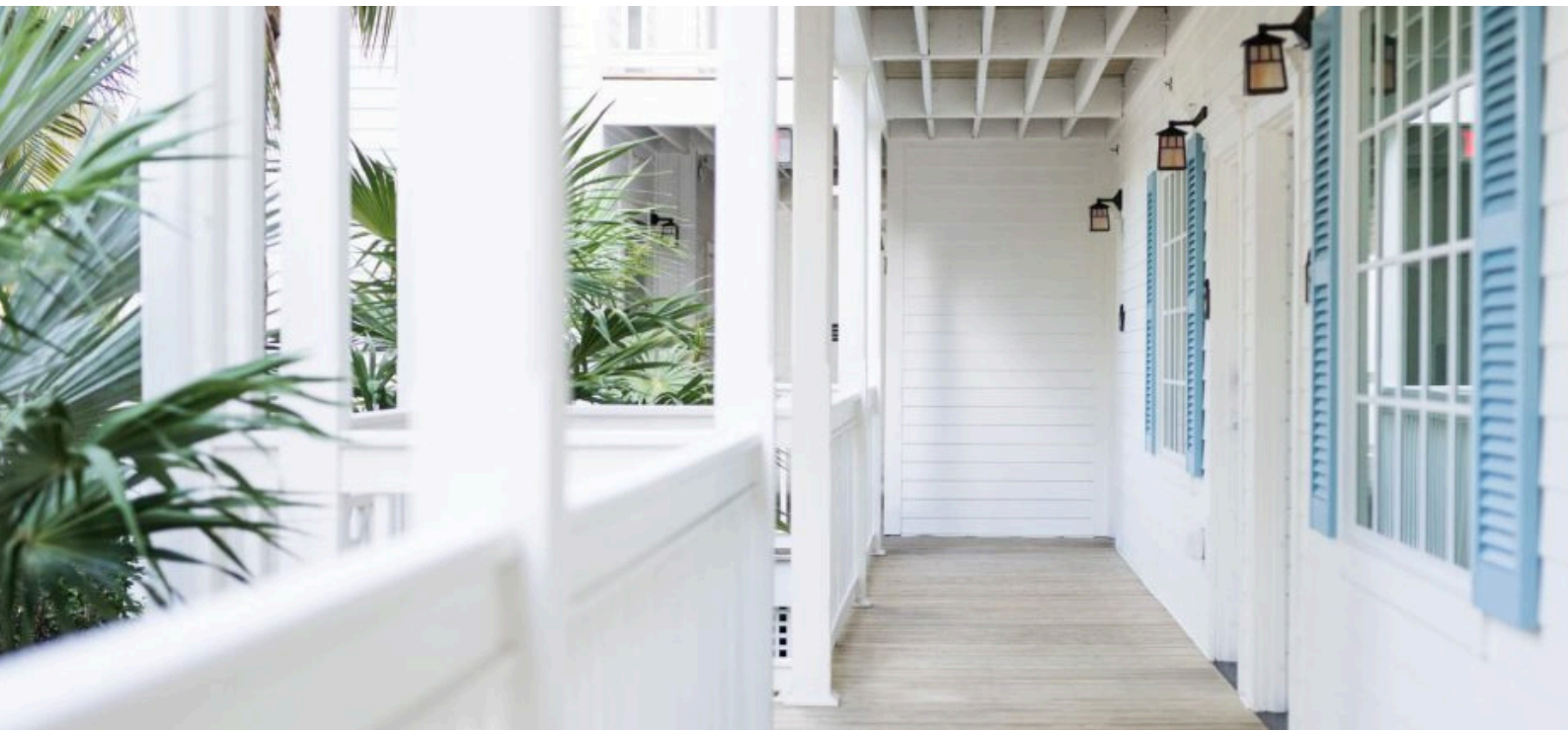


ARRIVE

HOME OF PROPERTY

welcome
home.

48/15 Violet Close





Property Snapshot

PRICE GUIDE: Mid - High \$600,000s

- Located in the meticulously maintained Jacaranda Parks estate
- 3 bedroom + 2 bathroom + 1 car
- Newly painted throughout

- Internal size: Approx 117sm
- Build Year: 2001
- Body Corporate: Approx \$1,137 per quarter

FINER DETAILS:

- Electric cooktop + dishwasher
- Internal separate laundry
- Split system airconditioning + ceiling fans
- Private courtyard to create your own oasis + fully fenced
- Remote controlled garaged
- Currently tenanted until September 2024

- Meticulously maintained complex
- Pets permitted ending Body Corporate approval



ALEXANDRA SMITH

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Investor's Note

RENTAL INFORMATION:

- Current lease: September 2024
- Current Rent: \$550 per week
- Exceptional tenants looking to stay long-term

- Rental Appraisal (current condition): \$640 - \$670 per week
- Potential Gross Rental Yield: 5.2% -5.4%

- Capital Growth (Eight Mile Plains):
 - Impressive steady increase of 15% for units in last 12 months and;
 - Enormous 50.6% increase seen for units over the past 3 years



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Lifestyle and Location

EDUCATION:

- Located in Rochedale State School + Rochedale State High School catchments
- 3.9km to St Catherines Catholic Primary
- 3.8km to Clairvaux MacKillop College
- 6km to Griffith University (Nathan Campus)

LIFESTYLE & LOCATION:

- Located in sought-after pocket of Eight Mile Plains
- Numerous local parks, playgrounds, walking tracks and sports field nearby
- 550m to Outlook Village shops with grocer, medical centre, bakery and more
- 1.6km to Rochedale Village shopping centre with Coles, restaurants, gyms and more
- 3.8km to Westfield Mt Gravatt
- 15.5km to Brisbane CBD
- High growth suburb

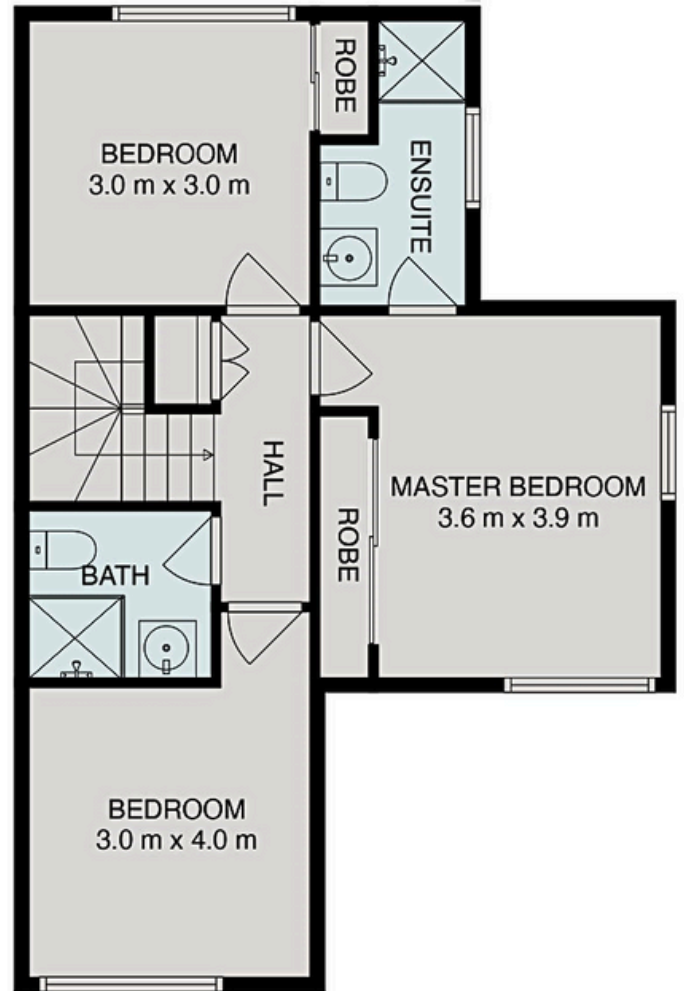
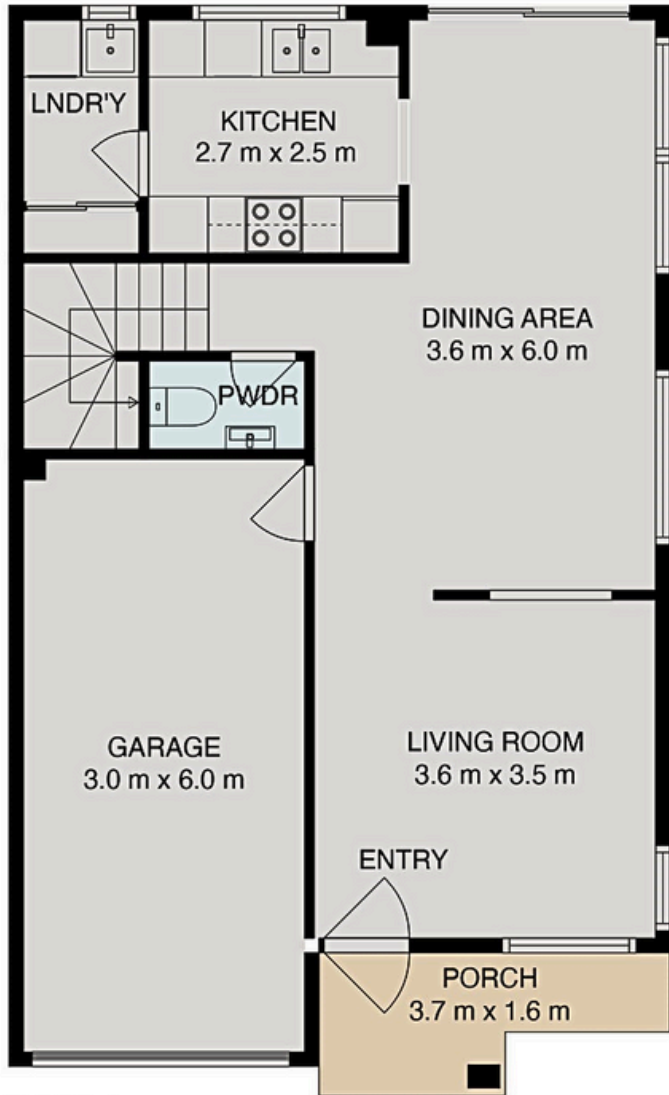


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Floorplan



48/15 Violet Cl, EIGHT MILE PLAINS

Plans shown are only indicative of layout. Measurements are approximate.



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Opportunity *awaits*

DO NOT DELAY
This excellent property will sell!

Get in touch to submit your interest today:



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