

Just Listed

58 Kate St,  
Woody Point

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## STRATA TITLED 3 UNIT COMPLEX - 10 BEDROOMS - 10 BATHROOMS

Step into a world of potential with this rare 3-unit complex in the heart of Woody Point, East of Oxley Avenue on the Redcliffe Peninsula, offering a fantastic combination of investment appeal and lifestyle versatility.

Whether you're looking to expand your portfolio, live in one unit while earning rental income from the others, this property presents a golden opportunity. Each unit is strata titled making the possibilities endless for the future. 2 having solar power cutting electricity bills down.

Only a few years ago this complex was set up as shared accommodation with individual bathrooms and bedrooms and lockable kitchen pantry areas yet sharing the living and dining areas in each unit. This can easily be converted back subject to council approval to operate as rooming accommodation.

Set on a generous 776 sqm corner block this complex is designed for maximum convenience and practicality, comprising of a four-bedroom apartment, and 2 3-bedroom units, a rare feature that offers endless possibilities.

The versatility and spaciousness are ideal for those looking to create a lifestyle or for investors aiming to maximize rental appeal.

Located in the growing and vibrant community of Woody Point, this property is close to the waterfront being East of Oxley Avenue, Restaurants, great fishing spots, schools, parks, local shops, and public transport, offering residents convenience and connectivity.

With its strong rental income potential, this brick beachside complex is an investment in your future. Whether you're an astute investor, a homeowner looking for an

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<b>Price</b>	FOR SALE !
<b>Property Type</b>	Residential
<b>Property ID</b>	2251
<b>Land Area</b>	767 m2

### Agent Details

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income-generating property, this strata title complex provides flexibility, value, and a solid foundation for growth in one of Brisbane's emerging suburbs.

The complex consists of:

Unit 1- \$610 per week soon to be \$650. Currently vacant in a break lease situation. 4 Bedrooms, 4 Baths, 1 Car space, 1 living space and separate kitchen dining area. 2 outdoor areas separated the rest of the unit.

Unit 2 - Renting currently for \$530 per week soon to be \$550. 3 Bed, 3 Bathrooms, 2 Car garage with an open plan living, dining and kitchen area. 1 outdoor area for this unit use only with patio area for entertaining.

Unit 3 - Renting currently for \$530 per week soon to be \$565 per week. 3 spacious bedrooms, 3 Bathrooms, 2 Car spaces. Outdoor living space plus balcony. Open plan living, dining and kitchen.

Rates per quarter for each unit are: \$659.85

Water is individually metered where you can charge the tenants the full amount.

Power is also individually metered for each unit.

If you are one to appreciate great value and potential with instant returns and capital growth of Woody Point, then this is the property for you.

Contact Leisa Lowe from Jan Jones Real estate today to start planning your next purchase. Due to the tenant's privacy these photos are from when the property was vacant.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty of representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

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