

ARRIVE

HOME OF PROPERTY

welcome
home.

Unit 16 / 74 Gosford St





PROPERTY SNAPSHOT

PRICE GUIDE: Mid \$600,000s

- 2 bedroom + 2 bathroom + 1 car
- Elevated 3rd floor apartment boasting elevated positioning
- Open plan design boasting contemporary and sleek finishes throughout
- Stone bench tops+ gas cooktop + dishwasher
- Airconditioning + ceiling fans + built in robes
- Seamless floorplan walking out to your outdoor entertaining
- Small complex of only 18 apartments
- Build Year: 2016
- Rates: Approx. \$506 per quarter
- Body Corporate: Approx. \$835 per quarter
- Absolutely everything is at your fingertips!



LUC IOVENITTI

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LIFESTYLE AND LOCATION

INVESTOR'S NOTE:

- Capital Growth (Mount Gravatt): Extraordinary 43% increase seen for apartments in last 3 years
- Potential Gross Yield: 4.8% - 5.2%

LOCATION SNAPSHOT:

- Embrace a lifestyle of sophistication and convenience in the elevated hills of Mount Gravatt.
- Short walking distance to numerous cafes, restaurants, sporting grounds, walking tracks & more
- Everything at your fingertips!
- Mount Gravatt State School + Mount Gravatt SHS catchments
- 4 mins to St Agnes Catholic Primary School
- 5 mins to TAFE Mount Gravatt
- 6 mins to Griffith University
- 2.6km Westfield Mount Gravatt
- 11.4km to Brisbane CBD
- Easy access to the Pacific Motorway



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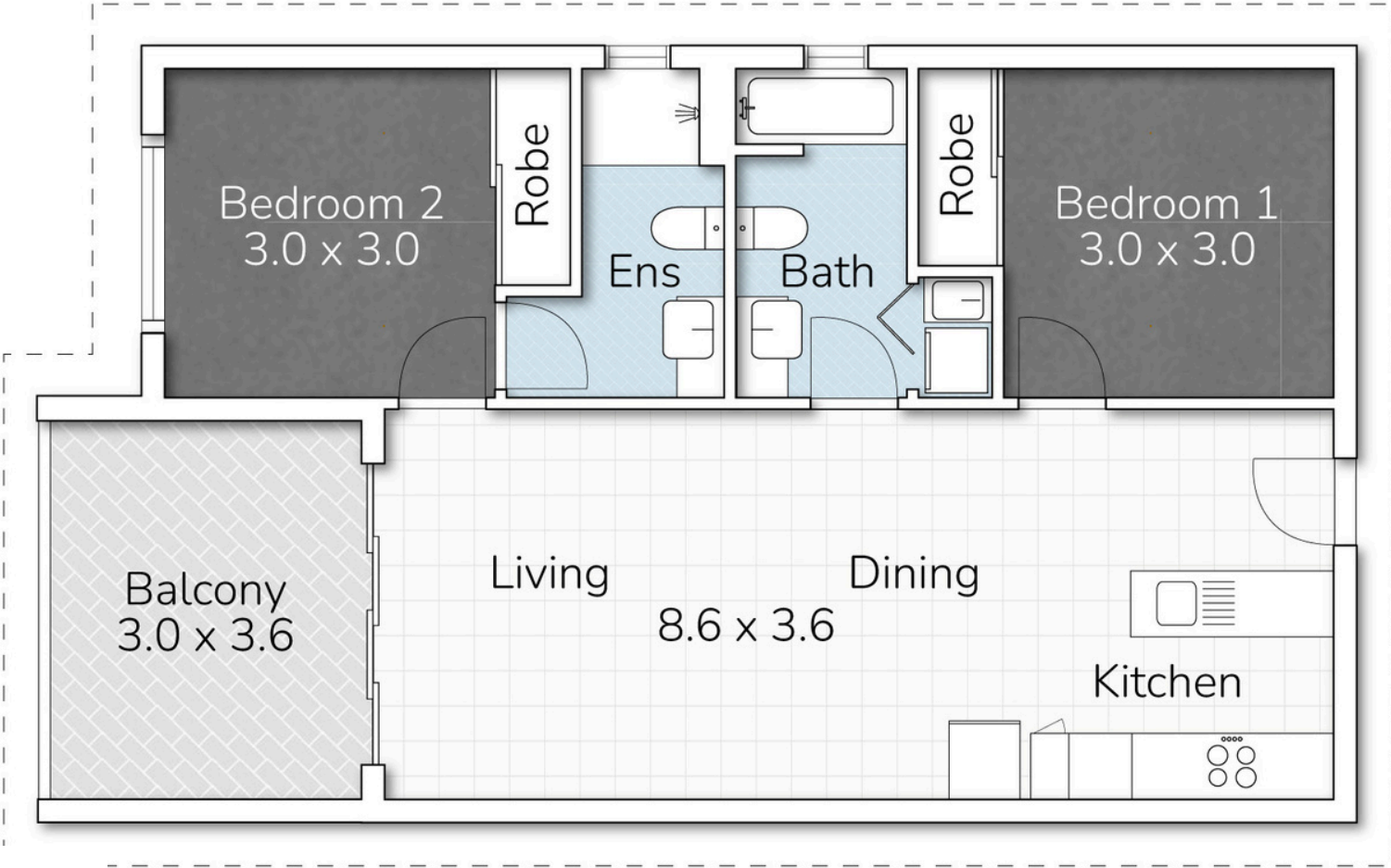
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FLOORPLAN



16/74 GOSFORD STREET, MOUNT GRAVATT

2 Bed 2 Bath 1 Car

Total 75m²

This floor plan is for marketing purposes only. Dimensions and layout are approximate. Mountfort Media gives no guarantee or warranty over the accuracy of this plan.





RENTAL APPRAISAL:

16/74 Gosford Street, Mount Gravatt

Thank you for the chance to give you a current Market Estimate for the above property. We take great care to ensure our estimation of the current value of the home is accurate.

- Current properties listed for rent
- In depth market knowledge
- School catchments and location
- Our experience and an innate understanding of factors affecting the property market at any given time.

After conducting an extensive investigation on the property and comparable properties on the market, ARRIVE anticipates an expected rental return to fall between:

\$625 per week - \$650 per week (current condition)

This estimate is offered as licensed principal and highly experienced Property Management specialists and not as an accredited valuer.



KAREN HERBERT

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Opportunity *awaits*

DO NOT DELAY

This top floor property in it's PRIME location will sell quickly!

Get in touch to submit your interest:



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