

2/491 Hamilton Rd  
Chermside



**STEVEN WEBSTER**

REAL ESTATE

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## Important Facts & Figures

**Body Corporate Rates** = Approx. \$2,393 per annum

**Insurance Levy** = Approx \$566 per annum

**Sinking Fund as of 19/2/22** = Approx. \$95,763

**Brisbane City Council Rates** = Approx. \$430 Per Qtr for investors, Owner occupiers approx. \$365 per QTR

**Rental Appraisal** = \$315 to \$350 per week, currently vacant

The building is approximately 22 years old and is a block of 8 units