

ARRIVE

HOME OF PROPERTY

welcome
home.

Unit 28
7 Chamberlain Avenue





PROPERTY SNAPSHOT

PRICE GUIDE: Mid \$400,000s

- 2 bedroom + 1 bathroom + 1 car
- Corner lot with only one neighbour
- Spacious living area with cleverly designed option for a study nook
- Generous kitchen with ample cupboard space + electric cooktop
- Fresh painting throughout + brand new ceiling fans
- Open plan floorplan boasting multiple balconies and courtyard to create your oasis
- Internal Size: 99sm
- Build Year: 1984
- Body Corporate: Approximately \$438 per quarter
- Rental Appraisal: \$475 per week - \$500 per week
- Absolutely everything is at your fingertips!



ALEXANDRA SMITH

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LIFESTYLE AND LOCATION

INVESTOR'S NOTE:

- Capital Growth (Rosedale South): Huge 68% increase seen for townhouses in last 3 years
- Potential Gross Yield: 5.4% - 5.8%

LOCATION SNAPSHOT:

- Sitting in an enviable location giving residents easy access to the major arterials to reach any destination with ease.
- Short walking distance to numerous parklands, shopping centres + playgrounds
- Rosedale State High School catchment
- 3 min drive to St Peter's Catholic Primary School
- 5 min drive to Redeemer Lutheran College
- 8 min drive to Cavalry Christian College
- 650m to closest bus stop
- 5 mins to Springwood Mall
- 12 mins to Hyperdome Shopping Centre

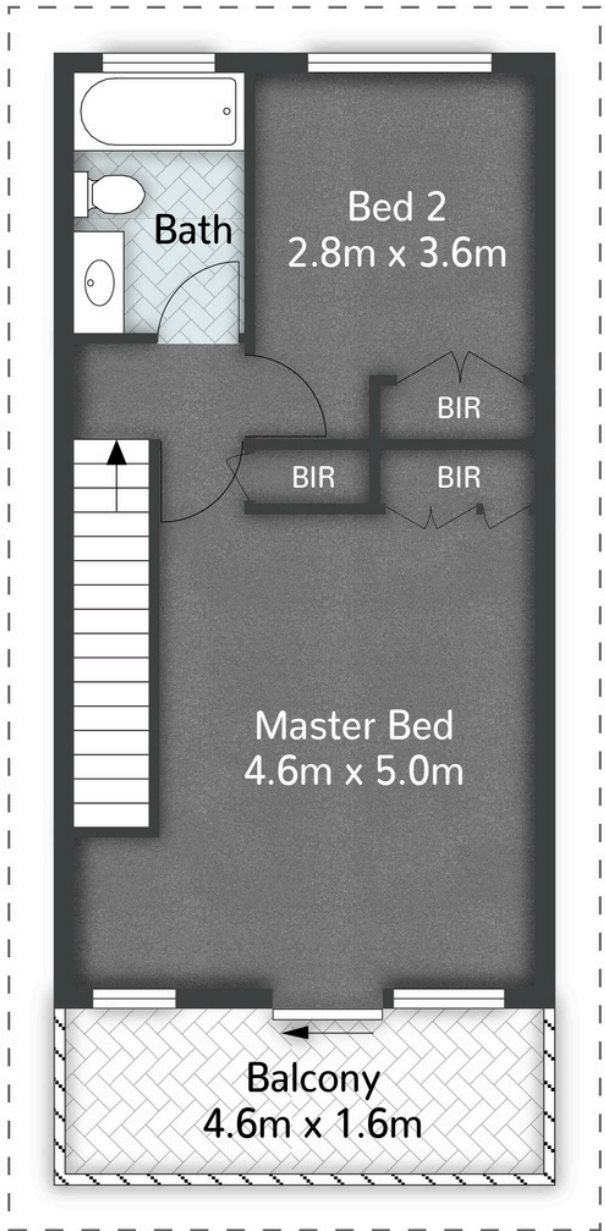
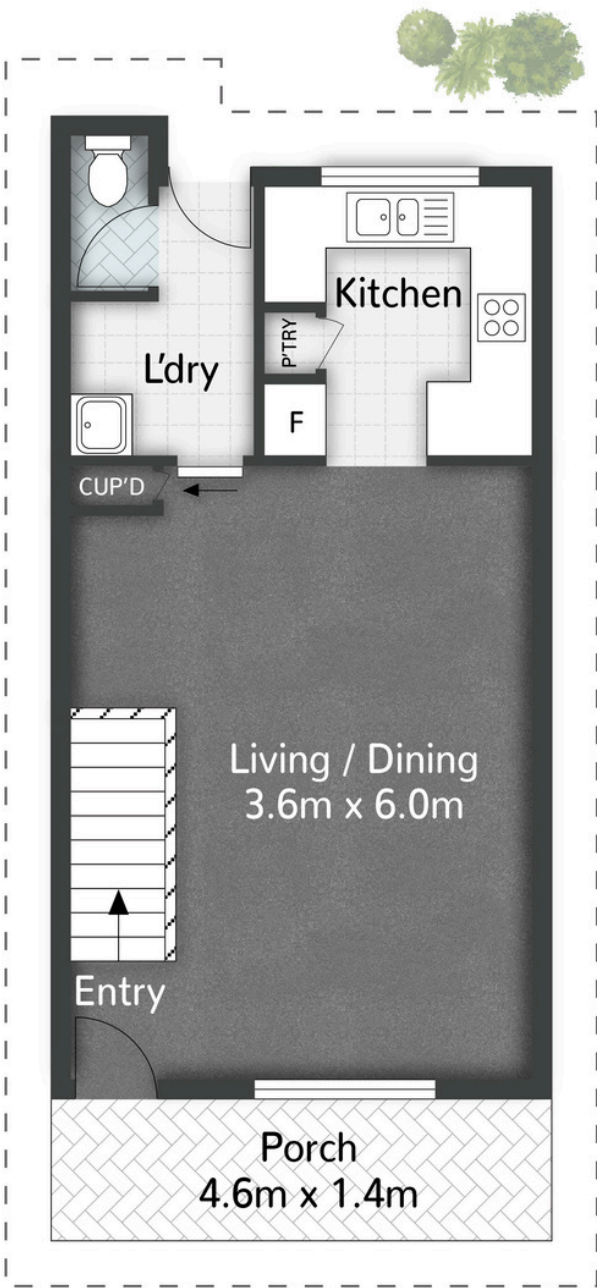


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FLOORPLAN



28/7 Chamberlain Avenue **ROCHEDALE SOUTH**

2 Beds | 1 Bath | 1 Car | 99m² | 94m²



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RENTAL INFORMATION:

28/7 Chamberlain Avenue, Rochedale South

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:

\$475 per week - \$500 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 property will SELL QUICKLY!

Get in touch to submit your interest:



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ARRIVE