

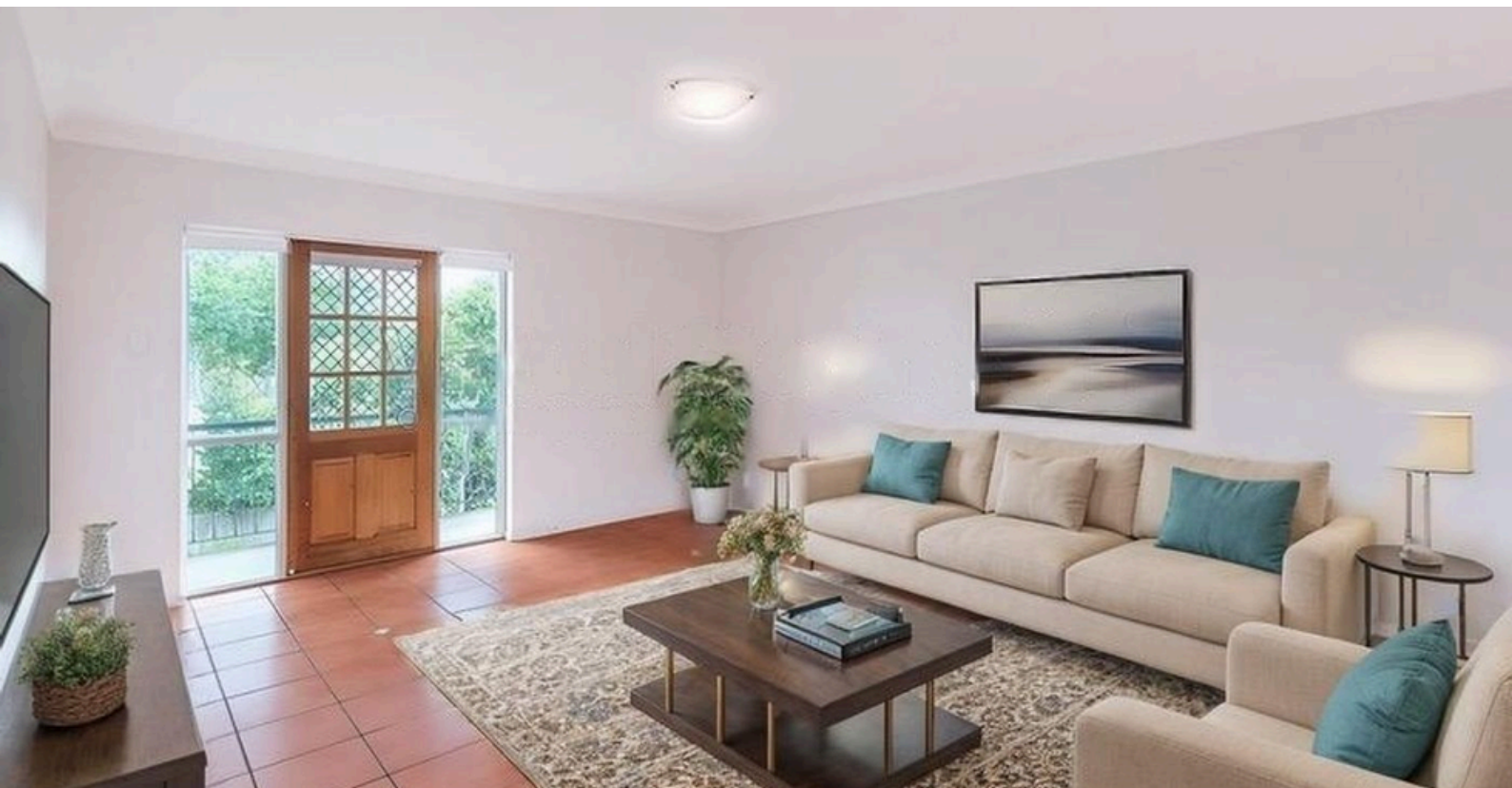
# ARRIVE

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HOME OF PROPERTY

*welcome*  
home.

Unit 6 / 47 Rolle St





## PROPERTY SNAPSHOT

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### PRICE GUIDE: High \$500,000s

- 2 bedroom + 1 bathroom + 1 car
- Elevated 2nd floor apartment boasting elevated positioning with two balconies
- Enjoy your light filled, well-appointed kitchen complete with electric cooktop, ample bench space + double stainless steel sinks.
- Generous open plan living walks seamlessly through to your dining space and kitchen.
- Two queen-sized bedrooms, each equipped with built-in robes.
- Main bathroom with functional layout including overhead shower, and stand alone vanity with storage
- Small complex of only 6 apartments
- Build Year: 1975
- Rates: Approx. \$510 per quarter
- Body Corporate: \$744 per quarter
- Absolutely everything is at your fingertips!



ALEXANDRA SMITH

m: 0499 299 445

e: [alexandra@arrivehome.com.au](mailto:alexandra@arrivehome.com.au)





## LIFESTYLE AND LOCATION

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### INVESTOR'S NOTE:

- Currently Lease: \$450 per week until July 2025
- Capital Growth (Holland Park West): 15.19% increase seen for apartments in the last 12 months
- Potential Gross Yield: 4.6% - 5.2%

### LOCATION SNAPSHOT:

- Your new residence offers a harmonious blend of tranquility and accessibility with everything at your fingertips.
- 4 mins to Greenslopes Mall, home to: Coles, local fruit market + butcher, medical centre and popular cafes
- 5 mins to Home Makers Centre which hosts Snap Fitness, JB Hi Fi, Chemist Warehouse and Bunnings
- 650m walk to the Holland Park Shopping Precinct
- Short walk away from a number of parks
- 4 min drive to Greenslopes Private Hospital.
- 8.4kms from Brisbane CBD
- 4 min walk to bus stop
- 1 min drive to Logan Road - Major arterial road
- Easy access to Pacific Motorway



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m: 0499 299 445

e: alexandra@arrivehome.com.au

# ARRIVE

## RENTAL APPRAISAL:

**6/47 Rolle Street, Holland Park West**

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:

**\$530 per week - \$550 per week (current condition)**

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

Kind Regards,

A handwritten signature in black ink that reads "Karen Herbert". The script is elegant and cursive, with the first letter of each name being capitalized and prominent.

Karen Herbert  
Principal . Licensee



# FLOORPLAN



6/47 Rolle Street, Holland Park West

2 Bed 2 Bath 1 Car

Total 90 sqm

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.





# Opportunity *awaits*

DO NOT DELAY

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

Get in touch to submit your interest:



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