



## 47 Le Geyt Street, WINDSOR

Unit	Area (0)	Buy \$/0	Price	Nett/Gross	Availability
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All figures are exclusive of GST.

**Location Description:**

Elders Commercial is pleased to present to the market 47 Le Geyt Street WINDSOR to the market for sale via Expressions of Interest closing 5pm Thursday 14th May 2015.

The subject site is well positioned in the heart of Windsor which has experienced massive urban renewal as of late given its close proximity to the Brisbane CBD, all forms of public transport, retail amenity and major road/arterial infrastructure. The property is also located close to the Royal Brisbane Hospital and other major employment hubs providing strong rental and purchaser demand for end product.

Additional features of this exciting offering include:

- \*Existing improvements of 8 strata titled, well presented 2 bedroom apartments
- \*Recent Development Approval for 790 sqm of additional G.F.A providing a total of 11 apartments/townhouses ( NOTE: The Allowable GFA is 1,606 sqm therefore additional apartments can be built on the site subject to council approval)
- \*Developer to benefit from an affordable construction due to a cleverly designed Approval
- \*Excellent holding income of over \$134,000 p.a, with the unique ability to collect rent from existing apartments during construction
- \*Excellent city views from upper levels of the proposed development

All Investors, Developers and Builders are encouraged to seriously consider this truly magnificent opportunity in a high growth precinct!

**Buy Review**

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