

Annerley's close proximity (5km) to the Brisbane CBD and its elevated positioning has attracted many investors and owner-occupiers in recent times.

Buyers keen to renovate will find a mix of dwelling types including post-war cottages and Queenslanders as well as 1970s blocks of flats and modern units.

Annerley is particularly attractive to medical professionals, as it is located nearby the Princess Alexandra hospital in Woolloongabba. It has a strong rental market due to its high number of units and its close distance to the City. There are a number of commercial developments surrounding the hospital precinct that relate in some way to the medical industry.

Being so close to the City means Annerley residents are well serviced with shopping and entertainment facilities - they have a choice of South Bank, the CBD and West End. There is also a shopping area in Buranda.

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**PARTNERSHIP PROPERTY
GROUP PRESENTS**



**PARTNERSHIP
PROPERTY GROUP**

33 Waterton St

Annerley



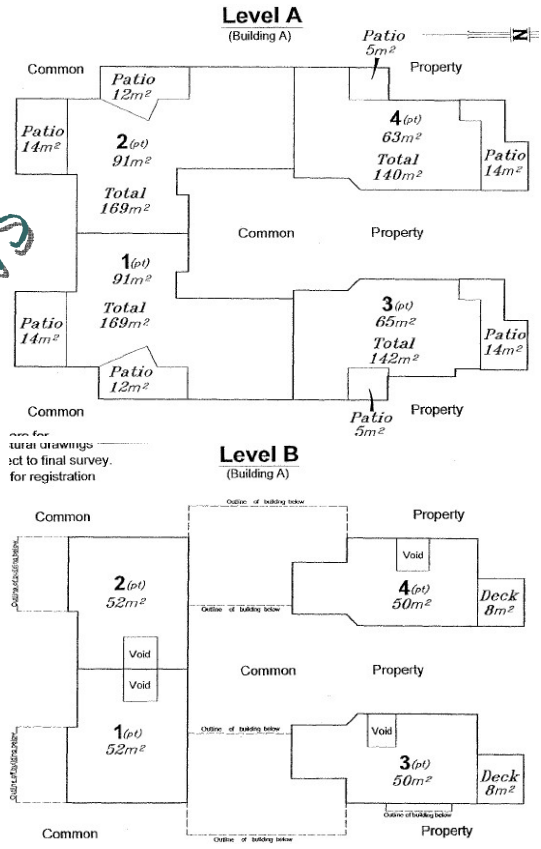
These contemporary 3 bedroom, 2.5 bathroom townhouses are ideally suited to medical professionals, as they are located close to Greenslopes Private Hospital and Princess Alexandra Hospital.

With a choice of two different floor plans, these residences suit diverse living requirements—the front townhouses have an upstairs deck off the main bedroom and incorporate a single garage, while the rear townhouse has a downstairs study and double garage.

ANNERLEY

ANNERLEY

Floor Plans



AVAILABILITY

Lot No	Area Living	Area Total	Beds	Bath	Study	Garage	Excl Use m2	Availability
1	143m2	169m2	3	2.5	Yes	2	53m2	\$549,000
2	143m2	169m2	3	2.5	Yes	2	55m2	\$549,000
3	115m2	142m2	3	2.5	-	1	53m2	\$535,000
4	113m2	140m2	3	2.5	-	1	27m2	\$535,000

Features

- Exclusive use courtyard
- Ducted split system air-conditioning
- Water-resistant 2-pac cupboards
- Caesar-stone benchtops
- Quality tiles and carpets
- Security and insect screens
- Vertical blinds
- European stainless steel appliances including dishwasher
- Polished hardwood stairs
- Remote controlled garage
- 3000L water tank
- On-site visitor carpark

Key Dates

Estimated completion date:
End 2008

Depreciation Allowance

3.5% - 4% until Quantity Surveyor completes report

Financial Scenario

Please talk to your Financial Adviser in regards to an individual cash flow analysis on your chosen investment.

Outgoings

Council Rates: TBA
Body Corporate: \$1,282,50 per annum
Rental Estimate: \$480 per week

