

Partnership Property Group

# ANNERLEY

53 Valley St  
Annerley



**Boutique Complex of Five Townhouses  
With 3 Bedrooms, 2.5 Bathrooms, & Garage  
Located 5km From Brisbane CBD**

**Priced from \$520,000**



**PARTNERSHIP  
PROPERTY GROUP**

Partnership Property Group

PO Box 498

Albany Creek

QLD 4035

2/121 Newmarket Rd

Windsor QLD 4030

07 3857 2700/2744

Fax: 07 3857 2766

E-mail: robert@ppga.net.au

**Annerley has a strong rental market due to its high number of units and its close distance to the City, and is therefore ideally located for investment purposes.**

**Perfect for health professionals, these contemporary 3 bedroom, 2.5 bathroom townhouses are situated close to both Greenslopes Private Hospital and Princess Alexandra Hospital.**

**54 Valley St  
Annerley**

Five 3 bedroom, 2.5 bathroom  
apartments with single car  
accommodation

**Features:**

Caesar stone bench tops  
European s/s appliances  
Security and insect screens to  
door and windows  
Reverse cycle split system aircon-  
ditioner  
Vertical blinds  
Quality carpets and tiles  
Polished hardwood stairs  
Garage access via remote control  
Patio for entertaining  
Private courtyard

**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**

Body Corporate: \$1,322.20 pa  
Rental Estimate \$480.00 pw



**Availability**

**Lot 1** \$525,000 **Available**  
142m<sup>2</sup> total area;  
123m<sup>2</sup> int. living space

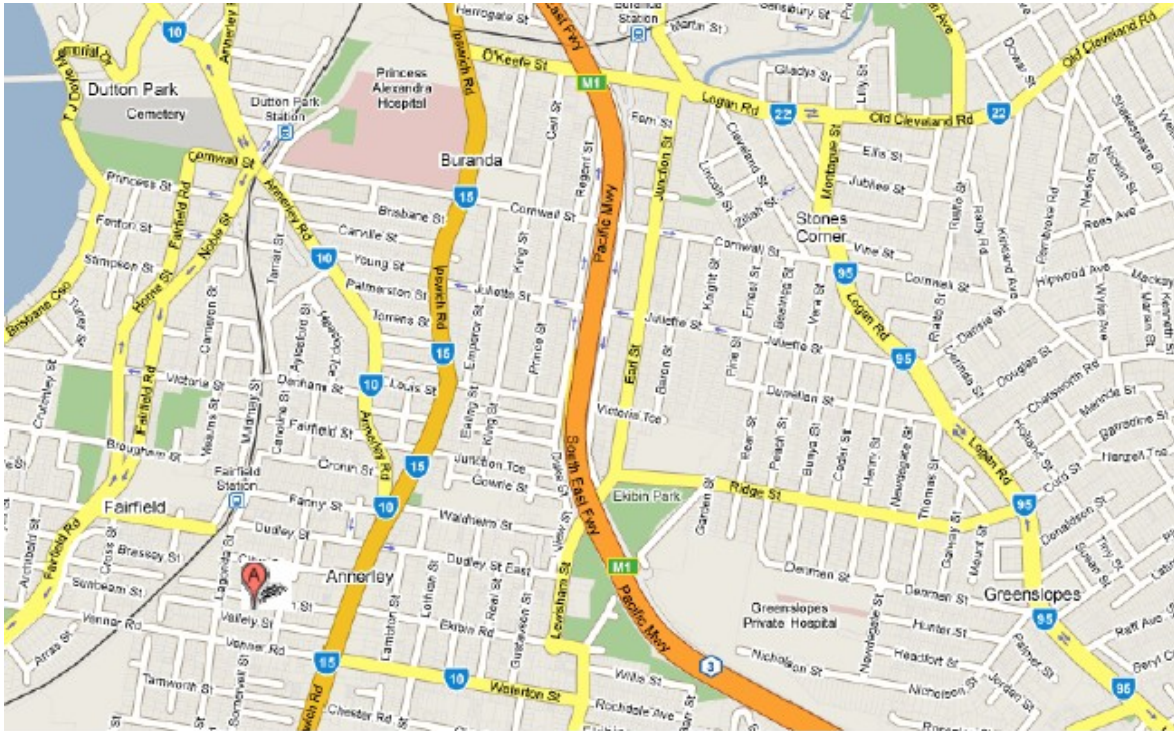
**Lot 2** \$520,000 **Available**  
136m<sup>2</sup> total area;  
123m<sup>2</sup> int. living space

**Lot 3** \$520,000 **Available**  
137m<sup>2</sup> total area;  
124m<sup>2</sup> int. living space

**Lot 4** \$520,000 **Available**  
136m<sup>2</sup> total area;  
123m<sup>2</sup> int. living space

**Lot 5**—**SOLD**

## About Annerley.....



**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, and Stones Corner with its discount factory outlets is also nearby.



## **Partnership Property Group**

### *About us.....*

*Partnership Property Group is a project marketing company that takes an active interest in your investment.*

*We form partnerships with established developers and experienced sales affiliates to secure quality properties for you... whether you are a local, interstate, or overseas investor.*

*Concentrating on developments in areas of high capital growth that command healthy returns, we are involved from start to finish— from contract management, to providing friendly advice and information where needed (like keeping you up-to-date with recent photos of your developing property), through to tenant selection and professional management of your investment.*

**We're on the web!**  
**[www.ppga.net.au](http://www.ppga.net.au)**