



## 138 Auckland Street, GLADSTONE CENTRAL, QLD 4680

### Investment Opportunity – 138 Auckland Street

Positioned in a central and convenient location, 138 Auckland Street presents an exceptional opportunity to secure a fully income-producing complex comprising four well-appointed residences under one title. Offering scale, diversity of income and strong holding potential, this is the type of asset rarely offered to market.

The property consists of a duplex configuration (Units 1 & 2), each thoughtfully designed with 2 bedrooms, 2 bathrooms, double lock-up garage, kitchen, dining and lounge areas, plus internal laundry - appealing layouts for long-term tenant retention.

In addition, the main dwelling incorporates two further residences:

- Unit 3 (Top Floor) 2 bedrooms, two-way bathroom, kitchen, lounge, dining and laundry.
- Unit 4 (Downstairs) 2 bedrooms, 1 bathroom, kitchen and laundry.

The configuration provides four separate income streams, reducing vacancy risk while enhancing overall yield stability.

**TYPE:** For Sale

**INTERNET ID:** 300P191161

#### SALE DETAILS

**OFFERS OVER  
\$1,590,000  
CONSIDERED**

#### CONTACT DETAILS

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**Bevan Rose**  
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The property is currently generating a combined gross rental income of approx \$9,255 per month (approx. \$111,064 per annum), with the individual breakdown as follows:

- \* 1/138 Auckland St - \$2476.79 per month
- \* 2/138 Auckland St - \$2476.79 per month
- \* 3/138 Auckland St - \$2259.52 per month
- \* 4/138 Auckland St - \$2042.26 per month

\* Council Rates Approx \$12,245 per year (excluding water)

With solid existing returns, diversified tenancy and strong underlying fundamentals, 138 Auckland Street represents a compelling addition to any investment portfolio - whether you're looking to expand, consolidate or secure a high-performing asset in a proven location.

\* Red Border is an indication only

\* Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

Other features: Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 1,007.00 square metre
- Bedrooms: 8
- Bathrooms: 6
- Car Parks: 2
- 4 car garage
- Ensuite
- Floorboards







