



## 2 Holt Street Brassall QLD

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This is an incredible opportunity for not only first home buyers to purchase a totally affordable home in a great location but investors looking for a great home with a fantastic rental yield or renovators looking for a solid home that they can do a quick flip and make some serious money!

Located in ever popular Brassall, the home itself sits on a fully fenced and private 604sqm block and is literally within walking distance to every single amenity that you or some very lucky tenants could ever want; schools, shops and public transport.

For the savvy investor we have rent appraised this fantastic home at \$400 - \$420 per week, which is an amazing 5.46% return on your initial investment and there is opportunity to further increase the weekly rent by adding air conditioning

**Price** : \$ 410,000  
**Building Size** : 150 sqm  
**Land Size** : 604 sqm  
**View** : <https://www.crownrealestate.com.au/6965712>



**Corey Athanates**  
07 3288 8411



**William Teys**  
0401 373 320

# 2 Holt Street, BRASSALL



3 | 1 | 1 | 604m<sup>2</sup>

Corey Athanates | 0413 992 959

Total approx floor area 150m<sup>2</sup> (not including sheds and workshop)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.