



64 Clifton Street, Moorooka



PRIME BLUE CHIP INVESTMENT

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PRIME INCOME ASSET | VALUE-ADD OPPORTUNITY | 8.9KM TO CBD

Price \$2,370,000
Property Type Residential
Property ID 1445

Four incomes. One title. No body corporate. And a value-add story that starts from day one.

AGENT DETAILS

Cesar Perilla - 0416189448

64 Clifton Street sits in one of Moorooka's most sought-after pockets — directly beside Mackenzie Place Park, with Billykart Kitchen and a busy neighbourhood retail strip right across the road. It is the kind of location that attracts quality long-term tenants and holds them.

OFFICE DETAILS

Local Property Team
1300 040 728

Fully tenanted and generating \$2,220 per week (\$115,440 per year), this block of four 2-bedroom units on a single 931m² freehold title is a set-and-forget income asset — with a clear, low-cost pathway to lift yield significantly from day one.

PROPERTY TEAM

The Numbers

Price Guide: \$2,350,000 – \$2,450,000
Gross income: \$2,220/pw |
\$115,440/yr
Net income (after all known outgoings): \$92,819/yr |
\$1,785/pw
Gross yield: 4.81% | Net yield: 3.87%
All leases expiring late 2026 — clean transition for a new owner

THE VALUE-ADD OPPORTUNITY

The current owner has left real upside on the table. Three low-cost improvement phases have been identified — each implementable at lease renewal with no vacancy impact:

Phase 1 — Security, storage & laundry upgrade (under \$4,000)
Divide and secure the undercroft to give each tenant a private lockable space and coded laundry access. Estimated rental uplift: +\$170–\$250/pw. First-year ROI: 221%–325%.

Phase 2 — Sub-meter water charge-back (\$2,400–\$4,200)
Install approved sub-meters and recover water usage from tenants under Queensland tenancy law. Annual saving: ~\$756.

Phase 3 — Kitchen, bathroom & window refresh (\$10,000–\$15,000 per unit)
Targeted cosmetic refresh — not a full renovation. New tapware, vanities, splashbacks and blinds. Estimated uplift: +\$70–\$100/pw per unit.

Combined result after all three phases: → Gross rent: \$2,720–\$2,900/pw →
Gross annual income: ~\$141,000–\$151,000 → Net yield on \$2.4M: 5.10%–
5.37% → Implied property value at 4.5% yield: \$3.1M–\$3.2M

NDIS / SIL ACCOMMODATION POTENTIAL

The property ticks several key suitability criteria for NDIS Specialist Disability Accommodation (SDA) or Supported Independent Living (SIL) registration — park-adjacent, bus stop at the gate, cafés and services within walking distance, and Unit 1's separate ground-floor entrance well suited to accessibility modifications.

SIL/ILO registered units in inner Brisbane typically return \$800–\$1,200/pw per unit. At an average of \$900/pw across all four units, gross income could reach approximately \$187,200/yr — a gross yield of ~7.8% on the \$2.4M midpoint.

Please note: NDIS and SIL accommodation is a specialist pathway, not suited to every investor. It requires genuine commitment to participant

wellbeing and engagement with the accreditation framework. Local Property Team manages an extensive NDIS/SIL rental pool across South East Queensland and would be happy to discuss this further with interested purchasers.

THE PROPERTY

Unit 1 — The Standout (\$570/pw) Largest of the four, originally designed as an owner/manager residence. Polished hardwood floors throughout, air-conditioned lounge opening to a private deck, renovated kitchen with new cooktop and oven, refreshed bathroom. Downstairs: exclusive double tandem garage, private laundry, large storage/workshop, separate toilet.

Unit 2 (\$550/pw) Polished hardwood floors, two well-sized bedrooms with built-in robe in master, new stove, ceiling fans, dedicated undercover car space.

Unit 3 (\$550/pw) New carpet in bedrooms and lounge, new stove, vinyl kitchen floor, ceiling fans, dedicated undercover car space.

Unit 4 (\$550/pw) Polished hardwood floors in kitchen and lounge, new carpet in both bedrooms, built-in robe in second bedroom, new stove, ceiling fans, single carport.

Units 2, 3 and 4 share an undercover laundry with individual washing machine bays.

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