



**25 London Street,  
Nundah**

Information Memorandum

**McGrath**

# Property Details:

## Address:

25 London Street, Nundah

## Size:

799 m<sup>2</sup>

## Title Details:

L1 RP117468

## BCC Rates:

\$2,254.90 01/07/25 - 30/09/25

## Urban Utilities:

\$2,232.62 04/03/2025 - 04/06/2025

## Leases:

Unit:	Lease Start:	Lease End:	Rent p/week:	Rent Increase:
Unit 1	18 Jun 2025	17 Jun 2026	\$365	18 Jun 2025
Unit 1A	9 May 2025	14 May 2026	\$370	16 May 2025
Unit 2	30 May 2025	11 Jun 2026	\$370	6 Jun 2025
Unit 2A	22 Nov 2024	4 Dec 2025	\$365	29 Nov 2024
Unit 3	16 Jun 2025	28 Jun 2026	\$370	23 Jun 2025
Unit 4	2 May 2025	15 May 2026	\$405	9 May 2025
Unit 5	17 Mar 2025	29 Mar 2026	\$405	24 Mar 2025
Unit 6	5 Feb 2025	4 Feb 2026	\$385	5 Feb 2025
Unit 7	20 Jun 2025	02 Jul 2026	\$405	27 Jun 2025

# Property Details:

## Total Yearly Rental Income:

Approximately: \$178,800.00

## Inclusions:

### Unit 1:

- Dishwasher
- Convection Microwave
- Fridge/ Freezer
- Television
- 2 x stools
- 2 x Lounge Chairs (single)
- 1 x dark timber buffet/ sideboard

### Unit 1A:

- Dishwasher
- Convection Microwave
- Fridge/ Freezer
- Television
- 2 x stools

### Unit 2:

- Dishwasher
- Convection Microwave
- Fridge/ Freezer
- Television

### Unit 2A:

- Dishwasher
- Convection Microwave
- Fridge/ Freezer
- Television
- 2 x stools

### Unit 3:

- Dishwasher
- Convection Microwave
- Fridge/ Freezer
- Television
- 1 x dark timber buffet/ sideboard

### Unit 4:

- Front Loading Washing Machine
- Dishwasher
- Convection Microwave
- Fridge/ Freezer
- 1 x stool

### Unit 5:

- Front Loading Washing Machine
- Dishwasher
- Convection Microwave
- Fridge/ Freezer

### Unit 6:

- Front Loading Washing Machine
- Dishwasher
- Convection Microwave
- Fridge/ Freezer
- 2 x stools

### Unit 7:

- Top Loading Washing Machine
- Dishwasher
- Convection Microwave
- Fridge/ Freezer
- 2 x stools

### Laundry:

- Top loading washing machine
- Coin operated washing machine (not connected)
- Coin operated dryer
- Computer rack complete with internet distribution equipment and 7-camera security system
- Includes following:- Mikrotik Router, Unifi Dream Machine, Unifi POE Switch, Hikvision 16 Port NVR & Laptop

## Property Details:

All units include internet as part of lease excluding Units 1 & 6

Kitchens include hotplate, convection microwave, fridge/freezer, dishwasher, and air conditioning

Units 4–7 with additional bedroom air conditioning and in-kitchen washing machine utilities

### Capital works & building features:

Solar power to Units 1, 6, 7 and common area

Major upgrades completed 2010–2011 including replumbing, rewiring, asbestos removal, new switchboard, upgraded insulation, new guttering, and partial roof replacement (2022)

Community hot water system with dual 315L electric storage and individual hot water metering

Seven-camera surveillance system with remote access and 60+ day recording

Communal laundry with washer and coin-operated dryer, plus additional coin-operated washer

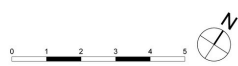
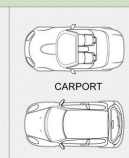
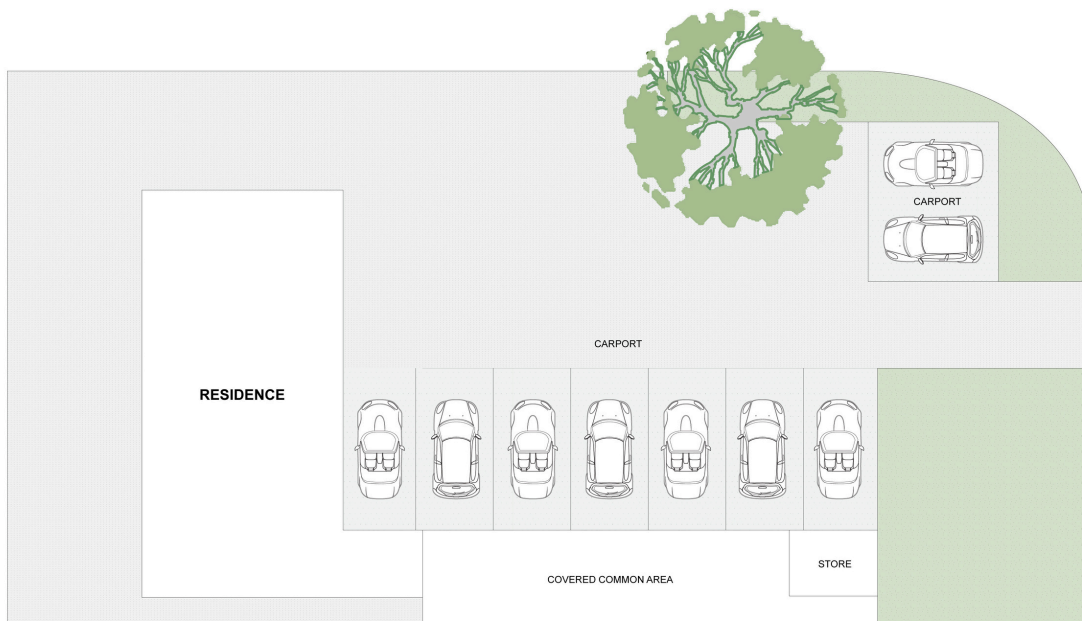
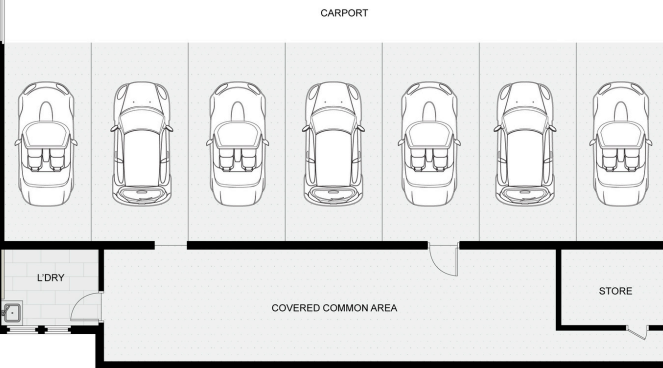
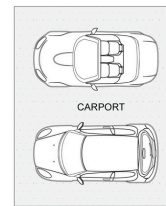
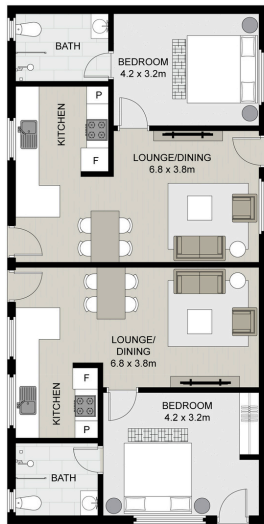
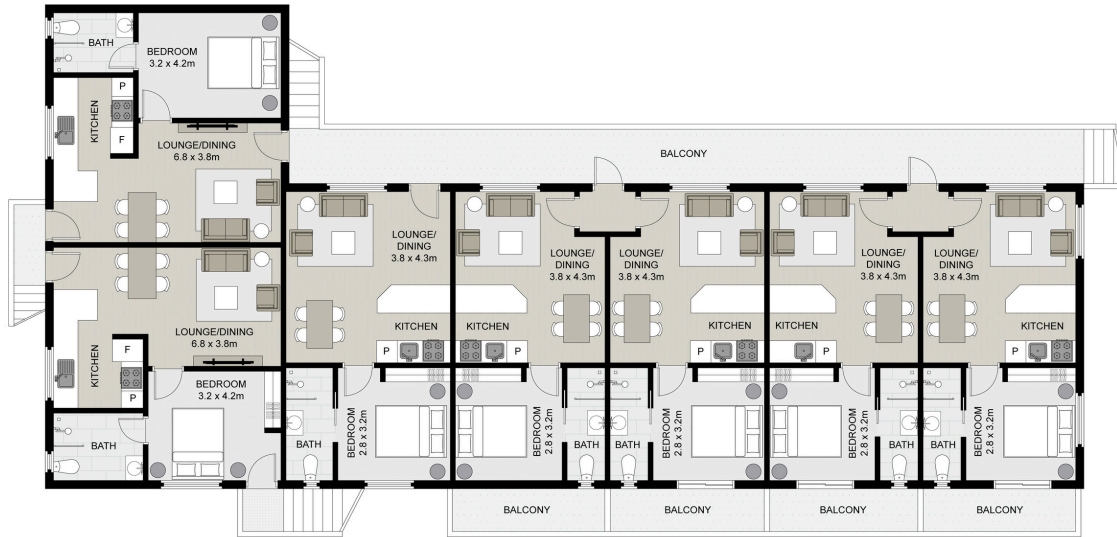
High-speed internet wiring with dual connections (approx. 400Mb/100Mb)

Landlord storeroom with shelving, spare parts, and key safes

Significant capital improvements completed, minimising future maintenance requirements

## Operating Statement:

	2025 \$	2024 \$
<b>Property Income</b>		
Hot Water Income	\$ 2,741.31	\$ 3,145.99
Rental Income	\$ 170,831.14	\$ 154,964.39
Water Usage	\$ 2,419.12	\$ 1,971.57
<b>Total Income</b>	<b>\$ 175,991.57</b>	<b>\$ 160,081.95</b>
<b>Expenses</b>		
Bank Charges	-	\$ 1,124.32
Property Expenses - Agent Management Fees	\$ 9860.17	\$ 9,769.03
Property Expenses - Capital Allowances	-	-
Property Expenses - Council Rates	\$ 8,446.83	\$ 7,968.40
Property Expenses - Depreciation	-	-
Property Expenses - Electricity	\$ 3,208.70	\$ 3,616.55
Property Expenses - Insurance Premium	\$ 4,596.17	\$ 4,216.44
Property Expenses - Internet Expenses	\$ 4,768.46	\$ 4,140.96
Property Expenses - Land Tax	\$ 3,660.00	\$ 3,206.65
Property Expenses - Repairs Maintenance	\$ 9,390.42	\$ 8,603.52
Property Expenses - Water Sewage	\$ 8,786.33	\$ 8,534.15
<b>Total Expenses</b>	<b>\$ 52,717.08</b>	<b>\$ 51,180.02</b>
<b>Net Operating Profit</b>	<b>\$ 123,274.49</b>	<b>\$ 108,901.93</b>



INTERNAL AREA : 396 M<sup>2</sup>  
 EXTERNAL AREA : 282 M<sup>2</sup>  
 TOTAL AREA : 678 M<sup>2</sup>

25 London Street

Nundah, QLD, 4012

Expressions of Interest

Closes 12pm 19th September 2025

Agents

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