



FOR IMMEDIATE RELEASE

Now Available - Stylish Boutique Block of 4 Art Deco Style 2bd/1ba Units in Hamilton
Enjoy Huge Capital Gain Without Waiting On The Market!

Positive Real Estate has discovered an amazing opportunity in the popular Hamilton suburb of Brisbane. Investors have a chance to force value on property which is already at a reduced price and enjoy the subsequent capital growth gained from the renovations.

On offer is a boutique development of 4, 2 bedroom, 1 bathroom, 1 carport units, located in one of the last "Art Deco" blocks available, which has been strata titled and is now being rented out.

"It is certainly possible for investors to enjoy a strong net equity gain after renovating these units," said Sam Sagers, Director of Positive Real Estate, "and that's without a market move! Every market indicator points to a strong yield potential as the region moves towards recovery."

Over the years each unit has been updated so the renovations are not expensive. Some of the suggested works include:

- Upgrading kitchen bench tops
- Painting unit interiors
- Replacing bathroom tap fittings
- Ripping up carpet and polishing the floor boards underneath

Some of the market factors which indicate the financial soundness of this opportunity include:

- The ABS 2001 census rated Hamilton as being one of the highest-income suburbs
- Beautiful cityscapes of the Brisbane CBD
- CityCat Ferry Services offers quick access to the CBD from the Northshore Hamilton ferry wharf
- Several units have fantastic views of both the city and the river
- Low purchase price and add-on value combine to create a strong capital gain
- Close access to transportation, shopping and entertainment
- Nearby 2 bedroom apartments are selling at prices which are \$146 to \$158 thousand dollars higher than these units – with some waterfront dwellings priced into the millions!

Brisbane Airport is a close 3.3km while the CBD is just a bit further at 4.3km. Portside Wharf Dining & Shopping is even closer at 2km distance while the train station can be reached in just a few minutes as it is only 1.5 km distance.

There are a number of family friendly destinations in Hamilton:

- Queensland Museum
- Queensland Maritime Museum
- Alma Park Zoo
- South Bank Parklands
- Queensland Art Gallery
- City Botanic Gardens
- The Gabba Stadium
- Suncorp Stadium
- Brisbane Entertainment Centre
- Queen Street Mall

“Transportation, industry, proximity to work, entertainment and shopping – all of the key indicators of a highly successful investment are certainly present in Hamilton,” said Sam, “and when you add in the fantastic offer we've been able to bring to our clients, which includes an option to use our Project Coordinator, Rick Stapleton, for your renovation needs, it's easy to see the profit potential of this deal.”