

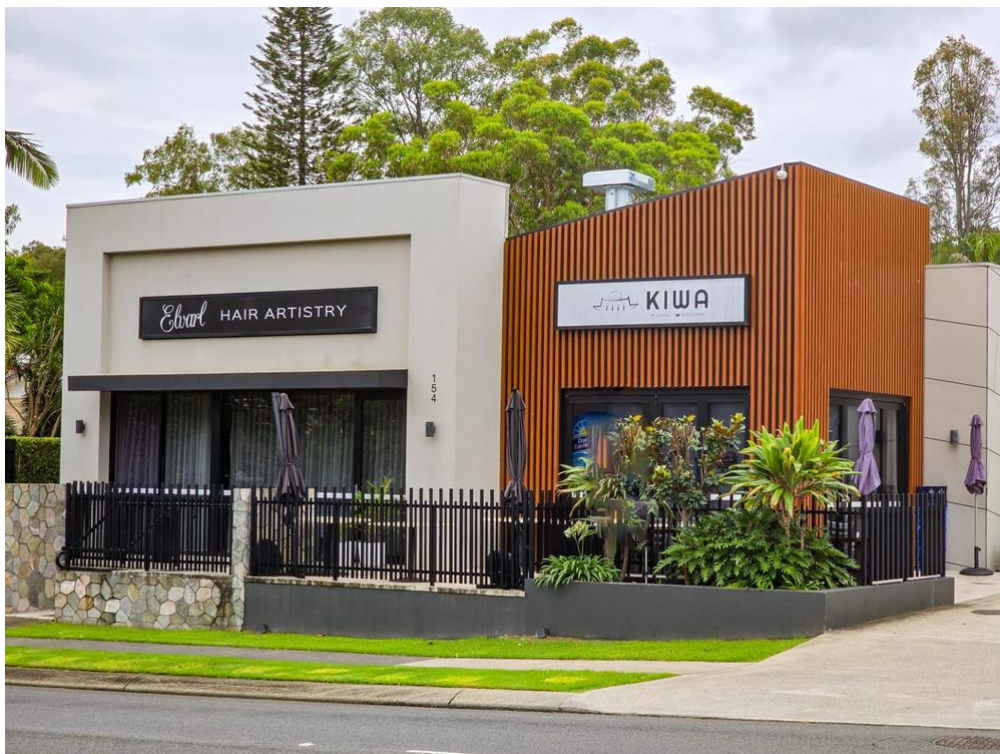


154 Chatswood Road Daisy Hill 4127 QLD Australia

Presenting a rare high-yielding multi-tenanted investment opportunity tenanted by two long-standing tenants in South East Queensland location.

The 200 m2 of net lettable area comes with 10 assigned car parks and currently being fully leased to 2 separate commercial tenancies, offers diversification, stability, and promising returns.

This is a great investment in an ideal location underpinned by a strong leasing covenants with a desirable tenancy returning a net income of \$154,514* per year.



Key Information

Investment Type	Retail
Purchase Price	\$2,200,000
Net Yield	7%
Property Market Status	



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Key Highlights

- High profile Sout East Queensland Asset
- Rare high yielding property in a Tier 1 area in Queensland
- 1,116 m2 of land area
- 200 m2 of total NLA
- Total GFA: 348m²
- 10 Assigned Car Parks
- High quality Fit Out
- Fully leased to 2 separate commercial tenancies, offers diversification, stability, and promising returns
- WALE of 3.39 years

Background Information

How old is the asset?	2018
Vendors reason for selling?	Cashing Out
How many days the property has been on the market with the selling agents?	
Is the property strata titled?	No
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	
How long have they been in business overall?	Years
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

Location Information

Located approximately 24 kilometers south of Brisbane's Central Business District (CBD), Daisy Hill is a vibrant suburb in Logan City that blends a tranquil, semi-rural lifestyle with growing urban development. It is strategically positioned near key highways, including the Mount Lindesay Highway and Logan Motorway, providing seamless access to both Brisbane and the Gold Coast.

The area is characterized by lush green landscapes and a mix of acreage properties, residential developments, and commercial spaces, making it appealing for families, investors, and professionals seeking an escape from city congestion without compromising connectivity.

Economic Strength and Demographics

Daisy Hill is rapidly evolving, with significant investment in infrastructure and residential projects fueling its economic growth. The suburb's economy is supported by a blend of small businesses, retail hubs, and nearby employment opportunities in the broader Logan region. With a growing population, Daisy Hill is home to a diverse demographic that includes young families, professionals, and retirees. As new housing estates emerge, the community continues to attract residents seeking affordability and modern amenities within a peaceful suburban setting.

Tourist Attractions and Transportation

While primarily a residential area, Daisy Hill offers natural attractions such as the nearby Berrinba Wetlands and Daisy Hill Conservation Park, which are perfect for hiking, picnics, and wildlife spotting. The suburb also provides convenient access to Logan Hyperdome and other local shopping and entertainment precincts. Public transportation options, including buses and proximity to the Loganlea train station, ensure easy commutes to Brisbane's CBD and other regional hubs. These attributes, combined with its family-friendly charm, make Daisy Hill a rising star in South East Queensland's property landscape.

Tenant Information

Elvarl Hair Artistry

Elvarl Hair Artistry – Boutique Hair Salon Queensland

Zhilin (Kiwa) cafe

4.8 stars 131 reviews

Financial Overview

Please refer the attached

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** Rethink Investing has deducted extra \$10,000 from the presented net income as a buffer (Net Income: \$154,514)



Rental Comparison

1&1B/84 Wembley Road Logan Central QLD 4114: \$586 Per Sqm for 99 m2 of NLA (Much older building)

Shop 68/2-24 Wembley Road Logan Central QLD 4114: \$611 Per Sqm for 90 m2 of NLA (Much older building)

90/2-24 Wembley Road Logan Central QLD 4114: \$1,250 Per Sqm for 22 m2 of NLA

98B/2-24 Wembley Road Logan Central QLD 4114: \$600 Per Sqm for 52 m2 of NLA

Offer to Purchase

Offer to Purchase	\$2,200,000
Initial Deposit	\$30,000
Due Diligence	28 days from contract execution days
Finance Days	28 days from contract execution days
Settlement	21 days from unconditional status days



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