



Investors: Get 5.66% Annual Rent Yield Here

INVESTORS: Can you find a more affordable near-new investment Unit in such a HANDY LOCATION built to this quality?

INVESTOR QUICK GLANCE:

- Capital Outlay \$285k
- Earns \$310/wk until July 2021
- That's 5.66% gross rent return yearly
- 2 bedrooms, 1 bathroom, 1 carport
- Recently built 2019 equals tax depreciation benefits

CREATED by a well-regarded Toowoomba developer, get fantastic value and top construction quality on the CBD's doorstep:

- 1.5km to Grand Central Shopping Centre
- Wow, only 400m To Twba Hospital Precinct !!!

UNIT 1 OFFERS:

- Easy moments! Living & dining room emphasises open-space & includes reverse-cycle air conditioning
- Happiness! Perfectly appointed entertainment area ... and it's easy to maintain!
- Premium feels! Stone benches to attractive kitchen with electric cooking
- Zero clutter! Built-in-robos to bedrooms & thoughtfully positioned linen storage
- More room to actually live! Every square metre expertly maximised
- Toot toot! A seriously stylish carport to each unit
- Less chores! Attractive, low-maintenance irrigated gardens

SO CENTRAL. So what's nearby?

- 400m to Toowoomba Hospital Precinct
- 400m to Fuel & Convenience Shopping



Jacqui Walker
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Harsha Kumarasinghe
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Amenities

Air Conditioning
Built in Robes
Broadband
Outdoor Entertaining
Reverse Cycle Aircon

- 400m to Clewley Park & Lake (an inner-city oasis with bridge, pond, gardens & birdlife)
- 750m to Red Edge Shopping Plaza
- 1.4km to Harristown State Primary & High Schools (P-12)
- 1.5km to Concordia College (P-12)
- 1.5km to Grand Central Shopping Centre

INVESTORS GET fantastic value with no compromise on quality – all in a perfect city location near major Grand Central Shopping Centre and near the hospital.

TAKE THE CHALLENGE: Can you find a more affordable near-new investment Unit in such a desirable location built to this quality?

FOR YOUR CONVENIENCE, Jacqui Walker is standing by right now to answer your questions or to confirm your desired inspection time. SEE THIS SMART INVESTMENT NOW!

***USEFUL INFO courtesy of Jacqui Walker:

- State School Zone: Harristown Primary (P-6, 1.4km) & Harristown High (7-12, 1.4km)
- Internet: Fibre-to-the-Node (FTTN)
- Local Government Area: Toowoomba Regional Council
- Rates: Approx. \$890.00 / unit net 1/2 yr
- Water: Approx. \$270.00 / unit net 1/2 yr + use
- Body Corp: \$400 / qtr including building insurance & all outdoor maintenance
- Disclaimer: All care taken, however you are encouraged to independently verify all figures & indications.



Scale in meters. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Unit 1 / 45 Joyce St South Toowoomba

RE/MAX Success

