



## 5/188 Long Street, SOUTH TOOWOOMBA, QLD 4350

### Low Maintenance Living in a Quiet Complex.

Positioned in the ever-popular South Toowoomba, handy to various schools and public transport whilst conveniently located just 2 minutes-drive to the Toowoomba CBD and all it has on offer, is the perfect opportunity for the first home buyer, downsizer, or astute investor. This spacious two-bedroom villa offers low maintenance living to both the owner occupier and tenant. Set back from the street in a quiet complex, the villa boasts privacy and a sense of peace and quiet. It has been tastefully built to include quality finishes throughout which will appeal to any discerning buyer.

Internally, the villa features two good sized bedrooms each equipped with built in robes. The kitchen has been well appointed and comes with quality electric cooking appliances, dishwasher, plenty of bench space and cupboard storage. A reverse cycle air conditioner has been positioned in the open plan living area which flows effortlessly onto both the dining area and private covered outdoor alfresco area. The bathroom is of a modern design and features a shower and large vanity. In addition to this there is a designated study nook in the living area. This property can accommodate one vehicle in the single remote lock up garage with additional space for the adjoining laundry area.

### Property Features Include:

- Two good sized bedrooms with built ins.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 300P105582

### SALE DETAILS

**Offers Above \$349,000**

### CONTACT DETAILS

**Elders Real Estate  
Toowoomba**  
202 Hume Street  
Toowoomba, QLD  
07 4633 6500

**Zac Turley**  
0477 300 121

- Modern kitchen with quality appliances.
- Open plan kitchen, dining and living area.
- Reverse cycle air-conditioner in living area.
- Modern bathroom with large vanity and shower.
- Covered outdoor alfresco area with Eastern aspect.
- Water compliant property.
- Low maintenance alfresco area.
- Updated rental appraisal \$350 - \$360 p/week.

This property is currently tenanted until the 06/05/2023 returning \$325 p/week. Offering a sound investment to the savvy investor. The current rental market suggests that the returns could be increased to \$350 - \$360 p/week base on comparable rental properties that have rented and are currently available for rent in the immediate area.

Whether it be an inexpensive entry point into the property market for the first home buyer or a quick and cheaper way to diversify the investors portfolio, Unit 5/188 Long Street is one not to be missed. Contact Zac Turley today for further information or to arrange your welcomed private inspection.

Please note: Tenanted properties require 24 hours-notice prior to any inspection.

Body Corporate:

Administrative fund: \$344.43 per quarter.

Sinking fund: \$266.67 per quarter.

Full disclosure statement available upon request.

School Catchment:

Prep to Year 6: Harristown State School

Year 7 to Year 12: Centenary Heights State School

Rates:

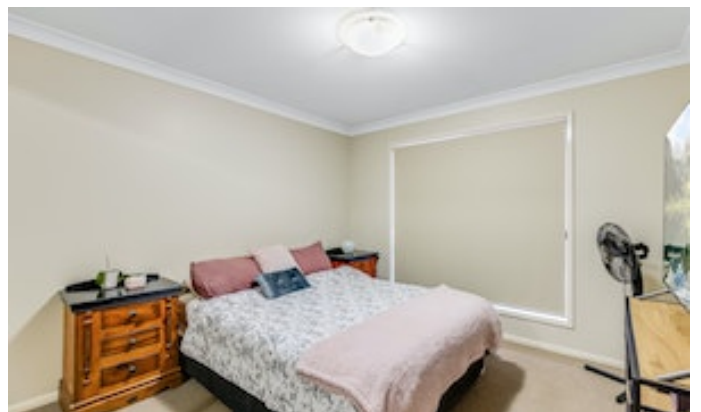
General net Â½ year: \$1,061.88

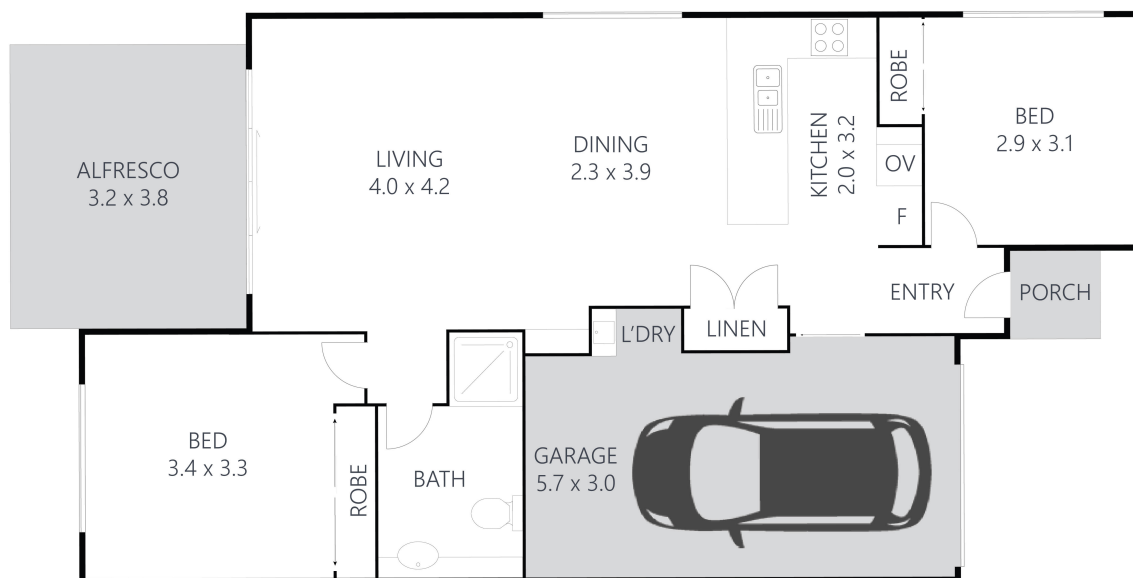
Water net Â½ year: \$314.59 + consumption

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 139.00 square metres
- Building Area: 74.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1







5/188 LONG STREET, SOUTH TOOWOOMBA

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Every effort was made to ensure the accuracy of this floor plan. However, all measurements in this floor plan are approximate and should only be used for representational purposes. This floor plan was produced by **SK MEDIA**