



16/5-7 Uniplaza Court, KEARNEYS SPRING, QLD 4350

'CASH COW' - Two Bed-Two Bath Apartment, 7.6% Return, Close to USQ!

This excellent upstairs unit in a well-managed complex is available now to invest! Currently tenanted, the complex of 16 was purpose built to suit mature age students attending USQ and contractors in town for job placements. In close proximity to USQ, shops and transport they are always in high rental demand. This functional unit has a central living and dining area with well-appointed kitchen & two queen size bedrooms each with an ensuite. Perfect for shared living as a rental!

Featuring:

- Stairwell servicing four upstairs units
- Front door, tiled entry area and hall
- Tiled kitchen to carpeted living area
- Kitchen with ceramic cook top and breakfast bar
- Living area with NEW reverse cycle air-conditioner, ceiling fan and good built-in storage/linen cupboard

TYPE: Sold

INTERNET ID: 300P109717

SALE DETAILS

JUST Under Contract

CONTACT DETAILS

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

Justine Dill
0488025275

- Two en-suited bedrooms each with ceiling fan, built-in study desk and built-in robe
- Recently updated paint and blinds throughout
- NEW front loader washing machine under breakfast bar
- Open communal parking area within the complex

Currently tenanted. Lease renewed for 12 months from 15/6/2023 at \$330/wk - a 7.6% return!

General Rates - \$1061 net per half year

Water Access Charge - \$314.59 net per half year plus usage

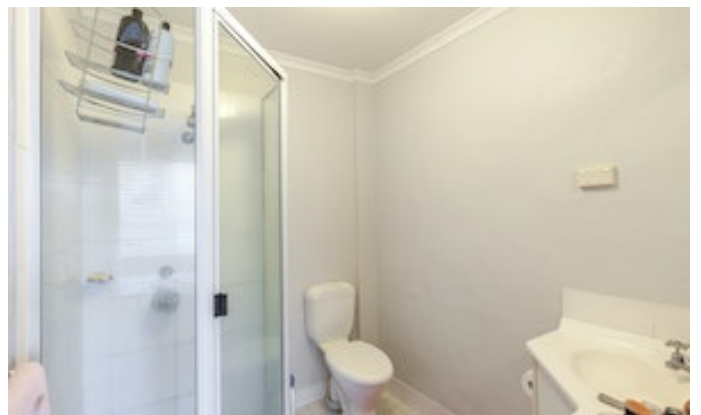
Body Corporate - \$735 net per quarter after discount for combined admin, insurance and sinking fund

WhatsApp video walk-through available on request

Located near USQ and next to the Uni Plaza shopping centre, this 'set and forget' investment shows a good return for the low outlay and would be hard to beat for simple, effective investing! "JUST" call to discuss your interest.

Other features: Area Views, Car Parking - Surface, Carpeted, City Views, Close to Schools, Close to Shops

- Bedrooms: 2
- Bathrooms: 2
- Ensuite





16 / 5-7 Uniplaza Court, Kearneys Spring

This floor plan is not to scale. The areas, layout and dimensions are approximate.
Therefore the plan should be viewed for illustrative purposes only.
Bedrooms measured from wall to robe.

