



272 Bridge Street, NEWTOWN, QLD 4350

'JUST' Your Handy Cash Cow & Land Bank!

An 'oldie but a goodie', this timber on brick TRIPLEX is on one Title and returns 7.3% gross to the investor, with upside in the rent expected after some 'nip and tucks' to improve the cosmetics. A rewarding CASH COW now with potential to redevelop this excellent 992m2 site into the future. Will be sold 'as is' with current leases in place giving \$705/week in rent. "JUST" be quick here.

Featuring:

Unit 1 (2 bed + study):

- Northern timber patio front entry
- Neat vinyl clip flooring in living and carpet to bedrooms
- Very large main bedroom with built-in robes
- Second bedroom with built-in robes
- Study or nursery next to main bedroom with external door

TYPE: Sold

INTERNET ID: 300P17472

SALE DETAILS

JUST Under Contract

CONTACT DETAILS

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

Justine Dill
0488025275

- Central living room
- Central kitchen with electric upright stove and dining area
- Bathroom to rear with shower, vanity and toilet
- Electric hot water system
- Rear door to shared carport
- Smoke alarm compliant
- Security screens on windows and rear door
- Current rental \$245/week

Unit 2 (2 bed):

- Western patio main entry through glass slider door
- Central main living room with study nook/desk
- Main bedroom to front with generous built-in robes
- Second bedroom with carpeted floor
- Neat vinyl clip flooring to living areas
- Spacious kitchen with electric upright stove and dining area
- Bathroom to rear with separate shower and vanity/toilet room
- Electric hot water system
- Rear door to shared carport
- Smoke alarm compliant
- Security screens and rear door
- Current rental \$230/week

Unit 3 (1 bed):

- Entry from southern side carport
- Spacious lounge/living room with gas heater
- Dining area adjoining kitchen
- Updated but basic kitchen with electric cooker
- Bathroom with shower, vanity and toilet
- External access door off kitchen
- Good size main bedroom, with free standing wardrobe included
- Smoke alarm compliant
- Security screens and doors
- Current rental \$230/week - Total \$705/week for triplex

Additional items include:

- Shared common laundry for all tenants, with individual power points
- Garden shed
- Spacious lawn areas to front and back
- General Rates - \$2289.81 net per half year
- Water access charges - \$314.95 net per half year plus usage

An excellent opportunity for the investor with a medium to longer timeframe, happy to tweak what's there for now and see upside in returns, while the longer term is planned for in this very rewarding Toowoomba market. "JUST" call now to discuss and arrange your inspection. Video 'walk throughs' of each unit are available.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Openable Windows, Toilet Facilities

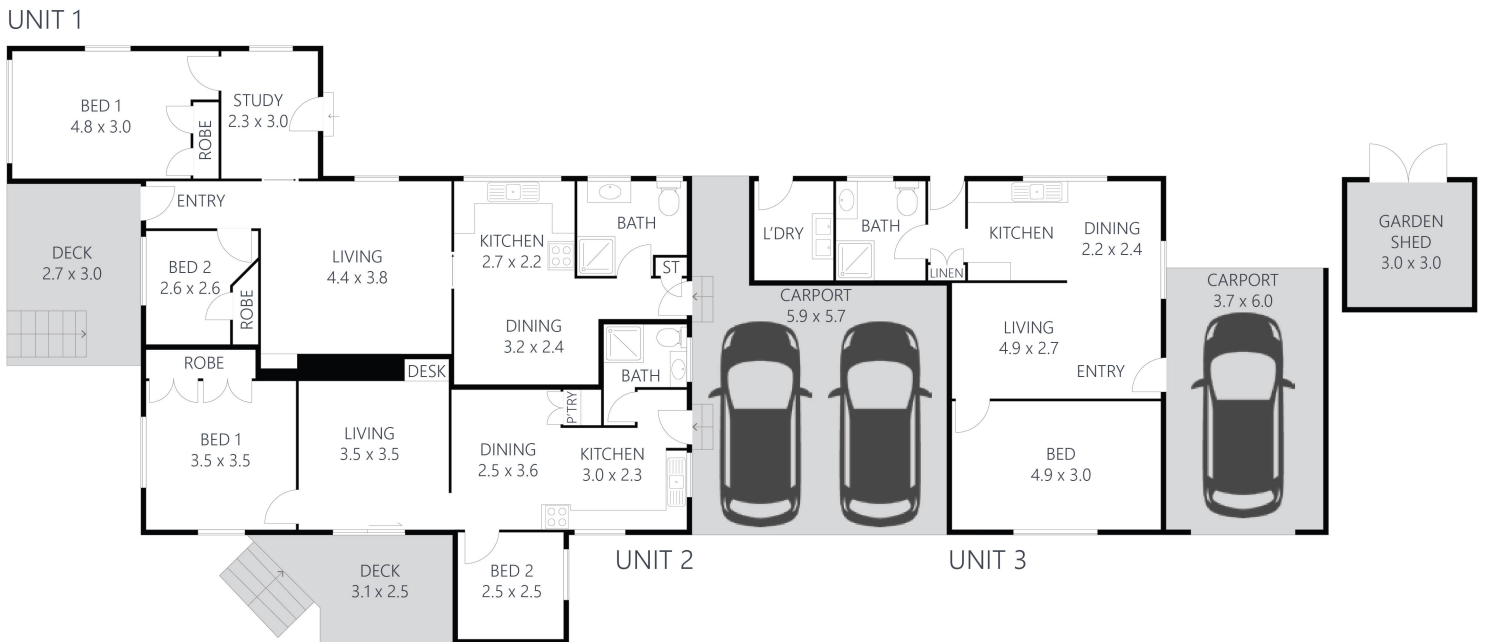
- Land Area 992.00 square metres
- Bedrooms: 5
- Bathrooms: 3
- Car Parks: 3





272 Bridge Street, Newtown

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INTERNAL: 192m² EXTERNAL: 92m² TOTAL: 284m²

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

