



1/85 Hill Street, NEWTOWN, QLD 4350

A Tidy Investment Just Steps from the Toowoomba CBD

Rarely does a property this close to the Toowoomba CBD come to market at this price point. Positioned in the heart of Newtown, 1/85 Hill Street sits within easy walking distance of Grand Central and Clifford Gardens Shopping Centres, Anytime Fitness, the Newtown Hotel and some of Toowoomba's most sought-after schools, placing it firmly in one of the city's most convenient and consistently in-demand locations.

For the investor, the appeal is immediate. A quality tenant is already in place at \$310 per week on a fixed lease through to January 2027, offering day-one rental income with no vacancy period to navigate. The unit itself has been updated where it counts, with a new Mitsubishi reverse cycle air-conditioner and new dishwasher already installed, reducing the likelihood of near-term maintenance costs and making it an easy asset to hold.

The body corporate has been equally proactive, completing a full exterior repaint and gutter replacement in late 2024, supported by a healthy sinking fund balance. For an investor thinking about the long-term condition of the asset, that track record matters.

Beyond the immediate return, the location tells a longer story. As Toowoomba continues to grow, properties within walking distance of the CBD remain tightly held and

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TYPE: For Sale
INTERNET ID: 300P193323
SALE DETAILS
 Interest Above
\$350,000

CONTACT DETAILS
Elders Real Estate Toowoomba
 202 Hume Street
 Toowoomba, QLD
 07 4633 6500
Zac Turley
 0477 300 121

consistently sought after. The surrounding precinct, anchored by major retail, quality schooling options including The Glennie School, St Mary's College, St Ursula's College and Our Lady of Lourdes, and strong everyday infrastructure, ensures this property will continue to attract quality tenants well into the future.

For the owner occupier considering the post-tenancy opportunity, the lifestyle credentials are equally compelling. A private courtyard, a comfortable and easy-to-maintain layout, and everything you need within walking distance makes this a property that's just as easy to live in as it is to own.

The property is currently tenanted, with a minimum of 48 hours' notice required for inspections, arranged in consultation with the tenant. To find out more or arrange a viewing, feel free to reach out to Zac anytime.

Features You'll Appreciate:

- New Mitsubishi reverse cycle air-conditioning to the living area.
- Open plan lounge, dining and kitchen.
- Kitchen with electric cooktop, oven and new dishwasher.
- Good sized bedroom with two generous freestanding cupboards.
- Combined bathroom and laundry with separate toilet.
- Single carport.
- Hot Water System replaced in 2023*.
- Well-maintained complex with exterior repaint and full gutter replacement completed late 2024, supported by a healthy sinking fund balance.
- Walking distance to Grand Central and Clifford Gardens Shopping Centres.
- Surrounded by reputable schools including The Glennie School, St Mary's College, St Ursula's College and Our Lady of Lourdes.
- Within easy reach of the Toowoomba CBD.

Tenancy Details:

- Current weekly rent: \$310.00
- Fixed lease: 17/01/2026 to 17/01/2027
- Last rent increase: 17/01/2026

School Catchment:

- Prep to Year 6: Newtown State School.
- Year 7 to Year 12: Harristown State High School.

Rates & Details:

- General rates (Â½ yearly): \$1,341.01
- Water rates (Â½ yearly): \$465.51

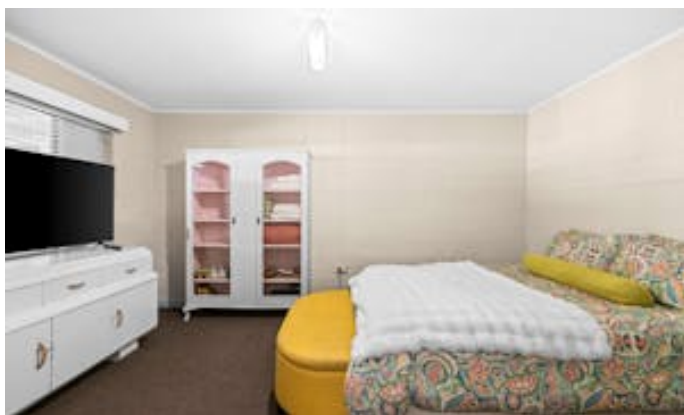
- Body corporate levies (quarterly): \$700
- Local Government Area: Toowoomba Regional Council
- Real Property Description: Lot 1 on Building Unit Plan 11369
- Community Titles Scheme: Luxford Lodge CTS 4211
- * = approximately

Advertising Disclaimer:

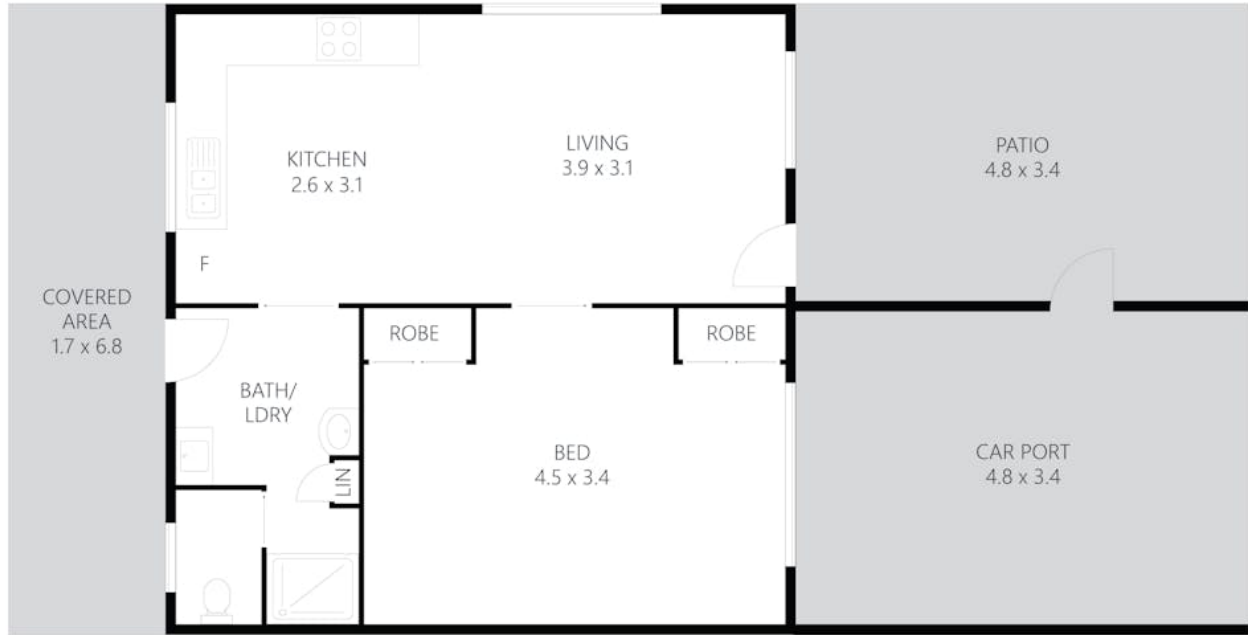
While we have taken care to ensure the information provided is accurate, we accept no responsibility for any errors, omissions or misstatements. Prospective purchasers are encouraged to make their own enquiries to verify the information contained herein.

Other features: Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Close to Transport

- Building Area: 47.00 square metres
- Bedrooms: 1
- Bathrooms: 1
- Single carport







1/85 Hill Street, Newtown

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

