



## 49 Kate Street, HARLAXTON, QLD 4350

### Quality Brick Triplex Investment in Sought-After Location

Set in a convenient Harlaxton location within the established Downslands precinct, this solid brick triplex presents a well-configured investment opportunity comprising three self-contained two-bedroom units on a single title. Positioned on a spacious 1,012 m<sup>2</sup> allotment and within easy reach of Downslands College, Northpoint Shopping Centre, parkland and Toowoomba's CBD, the property offers strong tenant appeal and long-term investment fundamentals in a consistently rentable pocket.

Each unit provides a practical and consistent layout featuring two generous built-in bedrooms, open plan living and dining, a modernised kitchen with electric cooking, and an updated bathroom with separate toilet adjoining the internal laundry. Security screens to windows and doors, individual electric hot water systems and low maintenance finishes further support ease of management and ongoing tenancy across all three residences.

All units include dedicated car accommodation and private rear courtyard spaces, enhancing tenant comfort and independence while maintaining a straightforward, repeatable configuration across the complex - a proven format for sustained occupancy and simplified management.

**TYPE:** Auction

**INTERNET ID:** 300P193432

#### **AUCTION DETAILS**

6:00pm, Wednesday March 18th, 2026

#### **CONTACT DETAILS**

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

**Murray Troy**  
0400 772 210

Set within an established residential setting with mature surrounds and full boundary fencing, the property delivers privacy and separation for occupants while remaining close to key schooling, shopping and employment amenities.

Offering three income streams on one title in a reliable rental location, this triplex represents a proven investment-style asset suited to portfolio expansion or long-term holding.

Current Periodic Leases return \$350 pw for each Unit.

Total weekly return of 1050 pw.

Features You'll Appreciate:

- Solid brick triplex comprising three self-contained units.
- 3 x two-bedroom, one-bathroom, one-car configurations.
- Three income streams on a single title.
- Fenced 1,012 m<sup>2</sup> allotment.
- Dedicated car accommodation to each residence.
- Private rear courtyards to all units.
- Consistent mirror-style layouts across the complex.
- Built-in bedrooms with open plan living and dining.
- Modernised kitchens with electric cooking.
- Updated bathrooms with separate toilets.
- Internal laundries to each unit.
- Security screens throughout.
- Individual electric hot water systems.
- Convenient Downlands precinct location close to schools, shops and CBD.

Auction: Tuesday 18th March at 6:00pm

In Office - Elders Real Estate, 618 Ruthven Street, Toowoomba

Live stream - In Office or Via Digital Platform available through the Toowoomba Auction Centre Website.

Auction Terms:

5% Deposit

30 Day Settlement

For further information, to arrange your inspection or to discuss the property prior to Auction, please contact Murray or Zac today.

As the property is fully tenanted, a minimum of 48 hours' notice is required prior to inspections.

School Catchment:

- Prep to Year 6: Harlaxton State School.
- Year 7 to Year 12: Toowoomba State High School.

Rates & Details:

- General rates (Â½ yearly): \$2,850.35
- Water rates (Â½ yearly): \$397.27 + consumption.
- Local Government Area: Toowoomba Regional Council.
- Real Property Description: Lot 101 on Registered Plan 17732.
- Allotment Size: 1,012 mÂ².
- Property Built: 1980\*
- \* = approximately.

Advertising Disclaimer:

While we have taken great care to provide accurate information, we deny liability for any errors, omissions, inaccuracies or misstatements that may appear. Prospective purchasers are encouraged to independently verify all details before making any decisions.

- Land Area 1,012.00 square metre
- Bedrooms: 6
- Bathrooms: 3
- Car Parks: 3

