



Internal 114.63m²

- 3 X
- 2 X
- 1 X



- 1 X
- 1 X

24 Magpie Drive, CAMBOOYA, QLD 4358

Blue Chip Investment Duplex.

Calling All Investors and Owner Occupiers!!

This Modern Contemporary Brick Duplex set on an 802m² is located in the desirable Cambooya Ridge Estate and just a couple minutes drive to the centre of the progressive town of Cambooya and all its facilities and services, such as the Primary School, Chemist and Medical Centre, Convenience Store, Post Office, the Bull & Barley Inn, and a Supermarket is planned for the town. Located just 20 minutes drive out from Toowoomba, the South-West Capital Queensland which provides all the shopping, essential services, entertainment, and schools to cater for every need.

Unit One is a 3 Bedroom, 2 Bathroom, One Garage Unit $\hat{\#}$ currently returning \$480.00 per week and leased through to 12/11/2026.

Unit Two $\hat{\#}$ 1 Bedroom, 1 Bathroom, One Garage $\hat{\#}$ currently returning \$380.00 per week $\hat{\#}$ currently returning \$380.00 per week and leased to 10/08/2026.

A combined Rent Return of \$860.00 per week, provides an approximate Gross Rental Yield of between 5.3 and 5.6 %.

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: For Sale
INTERNET ID: 300P193877
SALE DETAILS
Offers Above \$849,000
CONTACT DETAILS
Elders Real Estate
Toowoomba
 202 Hume Street
 Toowoomba, QLD
 07 4633 6500
Murray Troy
 0400 772 210

Unit 1 has three generous built-in bedrooms, the air-conditioned master with ensuite, whilst the family bathroom has a separate bath & shower, and separate toilet. The spacious airconditioned open plan kitchen dining and living area opens out to the covered outdoor entertaining and alfresco area which spills on to, by Units standards, a huge fully fenced side and rear yard with side vehicle access, and plenty of area to enjoy.

Back inside, the galley kitchen is well appointed with stone benchtops, timeless classic white cabinetry, plenty of cupboard space, good pantry, double sink and drainer, dishwasher, electric oven and cook top, rangehood, big fridge recess and under bench microwave recess.

This Unit feels like a home given the spacious interior, three good bedrooms, single lockup garage, and complimented by the enormous accessible side and rear yard space it offers.

Unit 2 is an appealing boutique One bedroom unit also with a generous air-conditioned open plan kitchen dining and living area. The kitchen is finished with stone benchtops and has plenty of bench and cupboard space and pantry, with dishwasher, electric oven and cook top with range hood, under bench microwave recess, and good fridge recess. It's large built-in bedroom suite is also generous in size complimented by its tasteful finished ensuite. Complete with a single lock up garage, and this unit also has an enormous fully privacy fenced side and rear yard.

Built in 2017

NBN Available.

Rates: \$1861.31 Net per Half Year

Water Access Fee: \$285.57 Net per Half Year

No Body Corporate Here.

This outstanding Investment Opportunity is a set and forget investment option, and equally suited to the Owner Occupier with the option to reside in your choice of the Units and rent out the other side.

Inspections are by appointment. Please remember that 48 hours notice is required to be provided to the tenants by law, and out of courtesy.

Avoid disappointment and call the Agent Murray Troy on 0400 772 210 to enquire or to arrange your private inspection.

Other features: Close to Schools, Close to Shops

- Bedrooms: 4
- Bathrooms: 3
- Double garage
- Ensuite



Unit One
 Internal 107.21m²
 External 7.42m²
 Internal 114.63m²
 3 X 225
 2 X 400
 1 X 600



Unit Two
 Internal 58m²
 2 X 225
 1 X 400
 1 X 600





