

**1 & 2/20 Duncan Street, Wilsonton Heights, Qld
4350**



Duplex/Semi-detached For Sale

Monday, 30 October 2023

1 & 2/20 Duncan Street, Wilsonton Heights, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Duplex/Semi-detached



Jacqui Walker
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Harsha Kumarasinghe
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\$725,000

SELLING WITH INCOME, strata-titled and set just 1.5km to the upcoming Major New Hospital, Harsha Kumarasinghe for The Jacqui Walker Sells Team presents this WHOLE DUPLEX currently yielding 5.45% p.a. HARSHA'S HOT TIP: ' Forward-thinking Investors in this new Hospital precinct are anticipating above-average capital growth and above-average rental demand on completion of the innovative new health precinct. It all takes place on a 75-hectare tree lined site just 1.5km from this Duplex, making 20 Duncan Street part of a very special growth corridor. Will you capitalise on my prediction of price growth and strong rent demand? Get in now while you still can! 'ASSET QUICK GLANCE:- Total of 2 Units here- Lowset brick, iron roof, some rendered elements- Selling together- Whole Duplex- Each Unit is strata-titled- Each Unit here offers 2 bedrooms, 1 bathroom and an internal single garage- Gross rent yield 5.45% p.a.::: Each Unit currently earning \$380.00 per week::: Leases thru to Feb and Aug 2024::: Current total weekly income \$760.00 per week::: Current annual income \$39,520.00- No Body Corp fees, zero, so you're in full control here::: This strata-titled Whole Duplex is selling together on two titlesINSIDE DEEP-DIVE:- Identical mirror-image floorplans- Open-plan lounge and dining areas::: With reverse-cycle air::: Double-sliding doors lead to the COVERED OUTDOOR AREA- 2 x 2 bedrooms, each with built-in robes- Contemporary kitchens::: Dishwashers::: Electric stoves::: Electric ovens::: 2-bowl sinks::: Microwave and fridge recesses- Bathtub, vanity and separate shower to each attractive bathroom- Secure, private arrival home thanks to automatic internal single garage to each Unit::: Laundry zone in each garage::: Single washtub, appliance space and overhead cupboardOUTSIDE DISCOVER:- Security screens for added peace of mind- Covered outdoor area- Ample backyard ... not common in a Unit- Handy side walkway access- Instant hot water system- Natural gas- ClotheslineWHAT'S NEARBY?- 1.3km to Wilsonton High School- 1.5km to upcoming major Toowoomba Hospital::: Important new health precinct::: On a 75-hectare tree lined site- 1.8km to Rockville Primary School- 2.3km to sprawling Wilsonton Shopping Centre- 2.6km to St. Andrew's Hospital::: The largest hospital in SE Qld for Heart and Cancer treatmentTOOWOOMBA ECONOMIC SNAPSHOT:- Toowoomba region population approx. 170,000- Toowoomba has a gross regional product of \$11.56 billion- Toowoomba is the gateway to the west::: Abundant gas and oil resources::: Significant rural wealth- Inland city showing huge growth::: \$1.6 billion Second Range Crossing completed 2019::: \$500m QIC Grand Central Shopping Centre upgrade completed 2017::: International Freight Airport::: Airport Industrial Park::: Regional Data Centre- 80 mins drive to Brisbane, flights available- Under 2 hour drive to Gold CoastFIVE WINS THEN MORE: The solid yield ... the major new Hospital position ... the valuable strata-titles ... the attractive street appeal ... the emphasis on liveable, useable space. Discover MORE at inspection. THIS OPPORTUNITY IS EVERYTHING!FOR YOUR CONVENIENCE, The Jacqui Walker Sells Team is standing by right now for your inquiry or call. INSPECT THIS PROFITABLE PROPOSITION PRONTO!*****HELPFUL INFO courtesy of The Jacqui Walker Team:- Recent General Rates and Charges: \$1,103.57 net 1/2 yr per Unit- Recent Water Infrastructure Charge: \$315.29 net 1/2 yr per Unit + consumption- Body Corp: Nil- Orientation-to-street: West- Local Government Area: Toowoomba Regional Council- Real Property Description: Lots 1 & 2 on Survey Plan 264187- State School Zone: Rockville Primary, P-6; Wilsonton High, 7-12- Internet: Can connect to the NBN via Fibre-to-the-Node technology, FTTN- Disclaimer: All care taken, however you are encouraged to independently verify all figures and indications.