

**1 & 2/212 Ruthven Street, North Toowoomba, Qld
4350**



Sold Unit

Wednesday, 6 December 2023

1 & 2/212 Ruthven Street, North Toowoomba, Qld 4350

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Melita Bell
0427796554



Pam Goodbody
0411643650

\$540,000

BUY ONE or BUY BOTH - Both units offer 2 spacious bedrooms with built-ins, a neat bathroom plus a separate toilet. The kitchen includes gas cooking with plenty of cupboard and bench space overlooking the open plan living and dining area with timber rake ceilings and gas heater plus a separate internal laundry, lockup car accommodation and grassed areas around the units, fantastic to sizzle up that BBQ or just sit back and relax after a long day. This duplex maximises comfort and convenience and is just a stone's throw from Toowoomba CBD, local shops, schools, café's and parks. All of this just for Offers Over \$269,000 per unit, you will love it here! This duplex is not to be missed at this price, be quick so you don't miss out. Call today for your welcomed inspection. Unit 1 is currently tenanted till 1/6/24 at \$180 per week Unit 2 is currently tenanted till 1/6/24 at \$190 per week Shared building insurance: approx. \$931.35 per year General rates: approx. \$1,128.12 net per half-year per unit Water rates: approx. \$315.29 net per half year plus consumption per unit Primary school state catchment: Harlaxton State School High school state catchment: Toowoomba State High School Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.