

1 & 2/324a West Street, Kearneys Spring, Qld 4350



Duplex/Semi-detached For Sale

Thursday, 16 November 2023

1 & 2/324a West Street, Kearneys Spring, Qld 4350

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: Duplex/Semi-detached



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\$749,000

BECAUSE IT'S STRATA-TITLED - and in the city's University area, under 1km to Kmart and SELLING WITH INCOME - Jacqui Walker says it's really important every Investor sees this WHOLE DUPLEX that currently yields 5.27% p.a.:: Tick: 1km to Kmart :: Tick: Strata-titled:: Tick: Selling with long-leases / income:: Tick: University area

ASSET QUICK GLANCE:- Selling together- Whole Duplex- Each Unit is strata-titled- Total of 2 Units here:: 3/2/1 + 2/1/1:: Lowset brick, iron roof, some timber elements- Gross rent yield 5.27% p.a.:: Leases thru to early May and late June, 2024:: Current total weekly income of \$760.00 per week::: Unit 1, 2 bedrooms: \$360/wk::: Unit 2, 3 bedrooms: \$400/wk:: 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 titles- Recent General Rates and Charges: :: \$1,103.57 for Unit 1 net 1/2 yr::: \$1,128.12 for Unit 2 net 1/2 yr- Recent Water Infrastructure Charge: :: \$315.29 net 1/2 yr EACH Unit + consumption

DEEP-DIVE:U1: 2 Bedrooms, 1 Bathroom, 1 Internal GarageU2: 3 Bedrooms, Ensuite, Bathroom, 1 Internal Garage- Security screens to all windowsU1: enter at sideU2: enter at front- Open-plan living and dining rooms- Each with reverse-cycle air conditioning- Kitchens feature DISHWASHERS, 1.5 bowl sinks, electric ovens, electric stoves, pantry and fridge allocationU1: open kitchen to living / dining spaceU2: large COUNTER overlooks living / dining space- All Bedrooms feature built-in robes and CEILING FANSU2: value-adding WALK-IN-ROBE and ENSUITE and reverse-cycle AIR to master bedroom- Light, airy bathroomsU1: upsized shower, vanity and toiletU2: ensuiteU2: bathtub, separate shower, vanityU2: private main toilet- Handy broom cupboardsU2: additional storage cupboardU1: euro laundryU2: laundry zone in garage- Outdoor AI Fresco areas built under the rooflineU1: 6m x 2m, with ceiling fanU2: 2.6m x 4.7m, with ceiling fan, this zone flows to the generous backyard

NEARBY:- Easy 740 metre stroll to peaceful morning walks along the creek & parklands- 940 metres to Darling Heights Primary School- 960 metres to Kmart, Toowoomba Plaza- 1.3km to University- 1.3km to Nell E. Robinson park & ovals- 2.5km to Harristown High School- 4.2km to Grand Central Shopping Centre / CBD

TOOWOOMBA 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 Coast

STRATEGICALLY LOCATED in the city's University area - and already strata-titled for your easy part or full sale of this asset in the future - Jacqui Walker says the Kmart position, the income, the long leases and the attractive yield makes this excellent Duplex **THE ONE TO YOU MUST MEET!**SO IT'S THE TIME to arrange your **INSPECTION.**24/7/365, The Jacqui Walker Sells Team is standing by right now for your inquiry, SMS or call. **PERUSE AND PURCHASE THIS PROFITABLE PROPOSITION PRONTO!*********HELPFUL INFO** courtesy of The Jacqui Walker Team:- Orientation-to-street: West- Local Government Area: Toowoomba Regional Council- State School Zone: Rockville Primary, P-6; Wilsonton High, 7-12- Disclaimer: All care taken, however you are encouraged to independently verify all figures and indications.