

1 & 2/6 Myora Close, Darling Heights, Qld 4350



Sold Block Of Units

Wednesday, 25 October 2023

1 & 2/6 Myora Close, Darling Heights, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Block Of Units



Jacqui Walker
0746386100



Harsha Kumarasinghe
0423672332

\$622,000

HARSHA KUMARASINGHE for The Jacqui Walker Sells Team is delighted to introduce this exceptional, modern WHOLE DUPLEX located in 800 METRES TO THE UNIVERSITY in sought-after Darling Heights. OFFERING AN ATTRACTIVE 6.04% GROSS RENT RETURN per annum, this is an investment opportunity not to be missed. Each unit within the duplex features 2 spacious bedrooms, a modern family bathroom, and a single garage. With rental incomes of \$360 per week for Unit 1 and \$355 per week for Unit 2, \$715 per week total - this property proves to be an excellent addition to your investment portfolio. INVESTOR QUICK GLANCE:- Each Unit: 2 Bedrooms, 1 Bathrooms, 1 Garage- Unit 1 income: \$360/wk- Unit 2 income: \$355/wk::: Total income: \$715/wk - Gross Rent Return per Unit of 6.04% p.a., based on Price- See Rates/Water/Body Corporate outgoings below- Low maintenance gardens EACH UNIT FEATURES:- Expansive combined living/dining room, soaked in natural sunlight- Fully fenced balcony connecting to the living/dining area::: Ideal for relaxing in the sun and taking in the gorgeous views- Two generously sized bedrooms with built-in robes and ceiling fans- Modern family bathroom with a shower over bath and a separate toilet- Spacious internal laundry area with additional storage space- Stunning contemporary kitchen fitted with quality stainless-steel appliances- Single lock-up garage- Small courtyard minimal maintenance required- Fully tiled throughout the main living spaces FROM the low-maintenance gardens to the fully tiled, sun-soaked living spaces, each unit has been meticulously designed for comfort and convenience. Imagine enjoying your morning cuppa on your own fully-fenced balcony, offering stunning views and natural light that floods the expansive combined living and dining area. Quality fixtures and fittings abound, from the built-in robes and ceiling fans in each generously sized bedroom to the contemporary kitchen fitted with top-of-the-range stainless-steel appliances. WHAT'S NEARBY:- 550m stroll to Gorman St Park- 550m to Thiess Park Playground- 800m to USQ- 1Km to Drayton Bowls Club- 1.1Km to Thiess Dog Park- 1.3Km to Japanese Gardens- 1.4Km to Darling Heights State Primary School- 2.9Km to Kearneys Spring Historical Park- 3.4Km to Toowoomba Plaza- 3.5Km to Harristown State High School- 4.8Km to Clifford Gardens Shopping Centre- 5.5Km to Toowoomba Hospital- 6.4Km to Toowoomba CBD HARSHA'S STAR-INVESTOR TIP: ' Do not miss the opportunity to invest in this splendid WHOLE DUPLEX in Darling Heights. It's an asset that will continue to give back! '24/7/365, The Jacqui Walker Sells Team is listening for your call, SMS or online inquiry. We're ready to answer your questions or to book your inspection. BE QUICK! ***USEFUL INFORMATION courtesy of The Jacqui Walker Sells Team:- Recent General Rates net 1/2 yr: \$1,121.00 per unit- Recent Water Access net 1/2 yr: \$314.95 per unit- Orientation: North-facing to capture the whole day's lovely passing sun- Allotment Size: 682 Sq Mtrs- State School Zones: Darling Heights Primary, P-6; Harristown High, 7-12- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.