

1/22 Wallace Street, Newtown, Qld 4350



Sold Unit

Saturday, 23 September 2023

1/22 Wallace Street, Newtown, Qld 4350

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Jacqui Walker
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\$305,000

FEATURING A BONUS SUNROOM and a lovely PRIVATE Courtyard - just a short 1km stroll to the stunning Laurel Bank PARK - this 2 Bedroom AFFORDABLE Unit with is presented by Harsha Kumarasinghe for The Jacqui Walker Sells Team. INVESTOR QUICK-FACTS:- Currently earning \$245.00 per week - Current gross rent return of 4.31% p.a. - Rates and Water outgoings are provided far below THIS IS A FANTASTIC entry-level property. Why?::: Small complex of 5 Units::: Set and forget for the Investor ... headache-free! And you want that::: Or the first-time Buyer, here's your affordable way to transition away from the rental market, staying under 2km to 2 major shopping centres, with NO MOWING! DEEP-DIVE:- Open plan living / dining / kitchen::: Reverse-cycle air conditioning for year-round comfort- Separate light and airy SUNROOM::: The perfect spot for that morning cuppa- Original but very clean and tidy kitchen with updated features- 2 carpeted Queen-size bedrooms::: With built-in robes and ceiling fans- Updated bathroom with large walk-in shower and vanity::: Separate toilet- Large laundry with direct access to the courtyard- Automatic single lock garage with internal access - Fully-fenced courtyard- And more peace-of-mind with security screens throughout IN A SOUGHT-AFTER pocket within Newtown, let's see WHAT'S NEARBY:- 300m to Newtown State Primary School- 650m to St Ursula's College- 950m walk to The Glennie School- 1km stroll to Laurel Bank Park- 1.6km to Clifford Gardens Shopping Centre- 1.8km to Toowoomba CBD and Grand Central- 2.1km to Clifford Park Racecourse- 2.8km to Toowoomba Hospital- 3.6km to Harristown State High School OFFERING YOU a convenient location and comfortable surrounds - this one MUST BE SEEN! FOR YOUR CONVENIENCE, The Jacqui Walker Sells Team is standing by right now to answer your questions. Feel free to text, call or message us night and day. SEE NOW! ***USEFUL INFO courtesy of The Jacqui Walker Sells Team:- Recent General Rates and Charges: \$1,190.00 gross 1/2 yr- Recent Water Infrastructure Charge: \$314.60 net 1/2 yr + consumption- Local Government Area: Toowoomba Regional Council- Body Corp: \$500 net per quarter- State School Zone: Newtown State Primary, P-6; Harristown State High, 7-12- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.