

**1/3 Amity Court, Harristown, Qld 4350**



**Unit For Sale**

Thursday, 9 November 2023

**1/3 Amity Court, Harristown, Qld 4350**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Jacqui Walker  
0746386100



Harsha Kumarasinghe  
0423672332

**\$395,000**

SELLING WITH LONG LEASE INCOME and an agreed rent increase, Jacqui Walker presents this ATTRACTIVE 2 BEDROOM UNIT in a conveniently positioned Triplex of 3 Units. ALERT FOR INVESTORS: This one's all about the security of the income. It's leased until March 2025, with a \$15/wk rental increase scheduled for March 2024. RIGHT NOW YIELDING 5.2% gross rent annually, and locked-in to yield 5.39% p.a. as of March 2024. INVESTOR FAST-FACTS:- 2 bedrooms, 1 bathroom, 1 internal garage- Currently earning \$395.00 per week- Leased until March 2025- Rent increase of \$15/wk agreed commencing in March 2024- That's a gross rent return of 5.2% p.a. now, then 5.39% p.a. from early next year- Recent general rates: \$1103.57 net 1/2 yr approx- Recent water access: \$314.95 net 1/2 yr approx + use- Body Corp: \$440.00 per quarter- Built by Millennium Homes

INSIDE discover:- Spacious, light-filled OPEN-PLAN LIVING AND DINING::: With reverse-cycle AIR CONDITIONING::: Flows to a lovely Undercover Entertaining Area- The attractive Kitchen overlooks this liveable zone::: Feet up sooner, thanks to stainless-steel DISHWASHER::: The gas cooktop and electric oven is also STAINLESS-STEEL::: Fridge recess::: Microwave allocation::: Clever pantry cupboard::: Plenty of cupboards and drawers- Spacious Main Bedroom, with built-in robes::: Privately positioned at front of Unit away from the 2nd Bedroom- Bedroom 2, also with built-in robes- Spacious Bathroom::: Next to the main bedroom::: With BATHTUB, separate shower and wide vanity::: Also IXL heat-light- Private Toilet- Handy Storage Cupboard- Formal Entry- A European Laundry- Handy linen cupboard to Hallway- Beautiful tiles throughout, and carpet to the Bedrooms- Internal AUTOMATIC Single Garage

OUTSIDE discover:- The covered Entertaining Area is 4.7m x 3m- Privacy fence to love rear yard::: Lovely oasis garden with some natives::: Generous grassed area- Also SECURITY SCREENS for added peace-of-mind

SO WHAT'S NEARBY?- Located at the end of a small quiet cul-de-sac- On the Adams Park corridor- 520 metres to lovely open park and playground- 1.3km to Coles Supermarket Glenvale, and convenience shopping- 2.0km to Clifford Gardens Shopping Centre- 2.9km to Glenvale Primary School- 2.9km to Harristown High School- 4.2km to Grand Central Shopping Centre / CBD

RACING TOWARD A 5.39% gross annual rent yield and the SECURITY OF A LONG LEASE, Jacqui reckons this well-presented Unit is Harristown's TOP Investment Opportunity right now. JACQUI WALKER'S INVESTOR TIP: ' Add this Unit to your portfolio! It's set-and-forget. All the levers are correct ... maintenance: easy ... income: solid ... still relatively-new for tax depreciation benefits: indeed. Yes, this is the one to have in Harristown !! 'TO MAKE THAT POSSIBLE - 24/7/365 - The Jacqui Walker Sells Team is ready to answer your questions and book your inspection. SEE, ACQUIRE, GAIN!\*\*\*USEFUL INFO courtesy of The Jacqui Walker Sells Team:- Configuration: Front Unit within triplex of 3 Units- Construction By: Millennium Homes- Local Government Area: Toowoomba Regional Council- Real Property Description: Lot 1 on Survey Plan 249081- Internet: Connected to NBN via Fibre-to-the-Node technology, FTTN- State School Zone: Glenvale Primary, years P-6; and Harristown High, years 7-12- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.