

1/31 Isabel Street, Toowoomba City, Qld 4350



Unit For Sale

Friday, 17 May 2024

1/31 Isabel Street, Toowoomba City, Qld 4350

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Jacqui Walker
0746386100



Harsha Kumarasinghe
0746386169

\$280,000

' THIS TOP FIND in the INNER-CITY is renovated to beyond superior standards, and it's the best renovation in this block of Units, ' says Harsha Kumarasinghe for The Jacqui Walker Sells Team. BLISSFUL MORNING SUNLIGHT is promised here, framed by the desirable EAST outlook, and this 'BETTER-THAN-THE-OTHERS' RENOVATION is perfectly positioned only 290 Metres to inner-city Grand Central Shopping Centre. TWO TYPES OF PEOPLE WILL LOVE THIS:- Stylish, Inner-City Owner-Occupiers:: Vacant possession available August 3, 2024:: There's a Single Carport ... it's obviously easy to walk, and just as easy to park!- Savvy Investors:: The current Tenants are paying \$285/wk:: On a 6 Month Lease until early August 2024:: History shows a solid demand by Tenants here ... 290m to the city's major shopping centre:: That's a 5.29% gross rent return based on selling price WHY IS THIS RENO THE BEST RENO in the building??- Airy OPTICAL white tones to Kitchen, with STRIKING stainless steel and ATTRACTIVE timber themes:: The DISHWASHER frees up time ... and your feet!:: Gas stove:: Oven :: Deep Corner Pantry:: As unlike other Units in this building, the sink has been re-positioned for a more glorious outlook!:: Also with the microwave recess, kettle/toaster zone and rangehood you expect- Reverse-cycle AIR conditioning to the open, spacious, airy, light Living / Dining Room- This spills to the lovely Balcony, with the BEST EAST VIEW IN THE BUILDING- Study Area with custom-matching desk- And ceiling fan to lovely Bedroom, with PEACEFUL GARDEN VIEW and ample-sized built-in robe to the Bedroom- The glass Shower is FRAMELESS, and compliments the completely Updated Bathroom with IXL heat-light and private Toilet FAST FACTS:- 1 Bedroom / 1 Bathroom / 1 Carport- Upstairs elevated position- 2 points of access:: Stairs to Front Balcony and Lounge Room:: Stairs to internal Laundry Room- Security screen doors- The BEST RENO in the building COMMANDING A CITY / CBD POSITION, here's what's nearby:- 290m to major Grand Central Shopping Centre- 650m to Toowoomba North Primary School- 690m to Laurel Bank Park- 3.4km to Toowoomba High School, Mt Lofty Campus THERE'S ONLY ONE CBD so central INNER-CITY POSITIONS like this will never be repeated. ADD TO THIS the lovely best BALCONY VIEW this building can offer ... the best Reno this building has seen ... the current and proven past TENANT DEMAND with flexibility for a new Owner to move in, and you've got THE PERFECT CBD UNIT! IT'S TIME TO SEE!' says selling agent Harsha Kumarasinghe. TO HELP YOU DO THAT, The Jacqui Walker Sells Team is standing by to answer your questions or to schedule your inspection. SEE 'BETTER-THAN-THE-REST' NOW! ***USEFUL DETAILS courtesy of The Jacqui Walker Sells Team:- Probably originally built: Early 1970's- Elevated Lounge Room outlook: East- Whole Building orientation-to-street: South- Recent General Rates: Approx \$1,103.57 net 1/2 yr- Recent Water Access: \$315.29 net 1/2 yr + use- Body Corp: \$500 per quarter- Local Government Area: Toowoomba Regional Council- Real Property Description: Lot 1 on Survey Plan 274540- State School Zone: Toowoomba North Primary, P-6; Toowoomba High School Mt Lofty Campus, 7-12- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.