

1-4/161 North Street, Rockville, Qld 4350



Block Of Units For Sale

Saturday, 4 May 2024

1-4/161 North Street, Rockville, Qld 4350

Bedrooms: 5

Bathrooms: 4

Parkings: 4

Area: 658 m2

Type: Block Of Units



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Offers from \$750,000

HAVE YOU HEARD? ----- Recently RENEWED ROOF AND GUTTERING here!- Whole Unit Block- Impressive 7% gross rent yield RIGHT NOW- Selling with lengthy leases THIS POWERFUL PACKAGE presented by Jacqui Walker shows a 'better than the rest' 7% gross annual rent yield, and it's set in a major GROWTH CORRIDOR around 2 Hospital precincts. SELLING WITH LONG LEASES and set on a 658 Sq Mtr allotment, let's take a deep look at why this one - with recently RENEWED ROOF and guttering - is great to add to your property portfolio: INVESTOR QUICK GLANCE:- Whole Unit Block of 4 Units- One 1 title, SELLING ALTOGETHER- Total of 5 Bedrooms, 4 Bathrooms, 4 Car Accommodation- Current total lease income \$1,010.00 per week- That's a 7% gross annual rental yield- Recent General Rates: \$2,593.56 net whole property per 1/2 yr- Recent Water Access: approx \$315.29 net per unit per 1/2 yr:: This property has a Water Efficient Certification, hence tenants pay for all water used- On one title ... so NO BODY CORP to contend with SITE AND STRUCTURE:- 658 Sq Mtr allotment, private patios to Units, and communal backyard- High-set timber construction- Recently RENEWED ROOF and guttering- Elevated complex of 4 units- 4 car accommodation, partially enclosed- Total 230 Sq Mtrs under roofline and 231 Sq Mtrs externally- Likely built sometime between 1945-1955- In Rockville, the major progress at existing and upcoming Hospital makes the area a major growth corridor:: Read more about this in 'What's Nearby?' 'UNITS DEEP-DIVE:- Each Unit with Kitchens, with electric cooking facilities, 2 with single-bowl sink, 2 with double-bowl sink- Unit 1, 43 sq mtrs internally; 23 sq mtrs externally:: 1 bedroom / 1 bathroom:: 12 month lease thru to March 2025 / \$230 per week:: Spacious walk-in robe:: Upsized Patio- Unit 2, 43 sq mtrs internally; 30 sq mtrs externally:: 1 bedroom / 1 bathroom:: 12 month lease thru to April 2025 / \$260 per week:: Walk-in robe, space for washing machine in bathroom:: Bonus SUNROOM / OFFICE and small separate store room:: Extra-large Patio- Unit 3, 61 sq mtrs internally; 34 sq mtrs externally:: 1 bedroom / 1 bathroom / private main toilet:: 6 month lease thru to October 2024 / \$260 per week:: Bonus LOFT STORAGE to Unit 3:: Handy INTERNAL STORE ROOM:: Spacious Patio leads to Laundry and 3 handy storage rooms- Unit 4 is 61 sq mtrs internally; 3 sq mtrs externally:: 2 bedrooms / 1 bathroom:: 12 month lease thru to March 2025 / \$260 per week:: Handy INTERNAL STORE ROOM and long Living Room:: Welcoming Patio WHAT'S NEARBY?- 450m to St. Andrew's Hospital :: That's the largest hospital in SE Qld for Heart and Cancer treatment- 1.3km to Rockville Primary School- 1.5km to Wilsonton High School- 1.5km to Northpoint Shopping Centre- 2.3km to sprawling Wilsonton Shopping Centre- 2.3km to upcoming major Toowoomba Hospital:: Important new health precinct:: On a 75-hectare tree lined site- 3.2km to Grand Central Shopping Centre / CBD- 3.3km to Queens Park 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 hours drive to Gold Coast A POWERFUL PACKAGE: Showing a 'better than the rest' 7% gross annual rent yield ... in a growth corridor around 2 Hospital precincts ... with long leases ... recently RENEWED ROOF and guttering ... packaged on a valuable North Street land holding. ADD NOW TO YOUR PORTFOLIO, AND EARN! FOR YOUR CONVENIENCE, The Jacqui Walker Sells Team is standing by right now for your inquiry or call. INSPECT THIS PROFITABLE PACKAGE TODAY! ***USEFUL INFO courtesy of Jacqui Walker Sells Sensational Moves:- Real Property Description: Lot 20 on Registered Plan 77384- Local Government Area: Toowoomba Regional Council- State School Zone: Rockville Primary, P-6; Wilsonton High, 7-12- Disclaimer: All care taken, however you're encouraged to independently verify all figures and indications.