

**1/4 Hodgen Street, South Toowoomba, Qld 4350**



**Unit For Sale**

Wednesday, 24 April 2024

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**Bedrooms: 2**

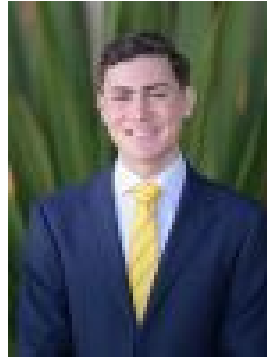
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Ben Liesch  
0400436802



Tiege Ryan  
0431772380

## Buyer interest above \$385,000

Situated only a 5 minutes drive to the vibrant Toowoomba CBD while only being a short walk to Anderson Park and local schooling, you will struggle to find a more convenient location. Featuring two built in bedrooms, a family bathroom, separate toilet, a large air-conditioned living, dining and kitchen area and a single lockup garage with remote and internal access. Priced to sell, this unit would suit a range of different buyers, whether it be investors adding to your portfolio, buyers looking to enter the market or downsizers. Features included but aren't limited to:

- Only two Units in this complex.
- Two built in bedrooms
- Spacious air conditioned kitchen, living and dining area
- Bathroom with shower over bath
- Separate toilet
- Large laundry
- Single lockup garage with remote and internal access
- Rental appraisal available on request
- Immaculately maintained yard
- Established trees and gardens
- Front porch

For more information or to book your inspection, contact Ben on 0400 436 802 or Tiege on 0431 772 380.

Rates: Approximately \$1103.57 per half year  
Water Access: Approximately \$315.29 per half year  
Body Corporate: Approximately \$320 per quarter