

**1/77 Ruthven Street, Harlaxton, Qld 4350**

**Sold Unit**

Monday, 14 August 2023

1/77 Ruthven Street, Harlaxton, Qld 4350

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 104 m2**

**Type: Unit**



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Grant Nissen

**\$320,000**

Positioned opposite Downlands College and close to Northpoint Shopping Centre, this investment opportunity offers an immaculate long-term tenancy plus a substantial 104m<sup>2</sup> private courtyard. Showcasing the largest exclusive use area in the complex, the impressive private courtyard provides ample space for outdoor relaxation and entertaining. Nestled down and off Ruthven Street, this near-new sun-drenched 2-bedroom, 2-bathroom unit was built circa 2016 and makes the most of its north-eastern aspect. Located in a prime position, moments to all major conveniences and lifestyle amenities, this light filled, and spacious unit is sure to impress. At A Glance:• North-eastern open plan kitchen/dining/living space with air-conditioning• Modern kitchen with stone benchtops, huge corner pantry, and quality appliances• Main bedroom with ceiling fan and built-in robe• Light and bright ensuite with ample storage and large shower• Second bedroom with built-in robe• Main bathroom with separate bath and shower; powder room separate• European laundry• Security screens on doors and flyscreens on windows• 104m<sup>2</sup> of exclusive use area fenced; fully fenced with high privacy fencing Additional Information:• State School Catchments – Harlaxton SS & Toowoomba SHS• Nearby Private Schools – Downlands College• Parklands – Horn Park, Southern Cross Oval, & Martin Klein Park• Cafes/Restaurants – Blue Mountain Hotel, The Royal Hotel, & The Plate• Lifestyle – Northpoint Shopping Centre, Northpoint Medical & Northlands Shopping Centre• NBN – Fibre to the Premises (FTTP)• Public Transport (Bus) – Downlands College Stop (On Ruthven Street – 200 metres from the residence)• Zoning - Low-Medium Density Residential• General Rates (net half year) - \$944• Water Access - \$314.59• Waste Service Day – TuesdayDisclaimer: Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.