

1 - 8/9 & 11 Leichhardt Street, Centenary Heights, Qld 4350



Sold Block Of Units

Thursday, 5 October 2023

1 - 8/9 & 11 Leichhardt Street, Centenary Heights, Qld 4350

Bedrooms: 10

Bathrooms: 8

Parkings: 8

Area: 1584 m2

Type: Block Of Units



Dale Murrie
0400701622

\$2,010,000

Outstanding investment opportunity, a complex of 8 ground level units set on 1584m² of land in a perfect east side position with the bonus of commercial redevelopment potential. Only 100m from the very popular Southtown Shopping Precinct which offers many services, including a supermarket, post office, newsagent, chemist, café & takeaway food. Within easy walking distance to parkland, both public & private schools and being not far from the Toowoomba CBD only adds to the areas appeal. This exceptional location and proximity to many other services also creates fantastic future redevelopment potential for things like medical, childcare or office space etc...(subject to council approval). The convenience offered at this location ticks all the boxes for a brilliant income producing property, assuring strong demand from tenants and excellent returns. With new leases in place, this complex will be returning close to \$2700 per week (\$140,000pa) by the end of August 2023. Offering a strong return with plenty of future possibilities, this neat and tidy 70's-built complex represents a rare and astute long term investment opportunity that will show strong appreciation of value over time.

- Complex of 8 units (2 x 2-bedroom units & 6 x 1-bedroom units)
- Rent returning close to \$140,000pa (by the end of August 2023)
- No body corporate fees
- Ultra-low maintenance grounds
- 1584m² of land over two titles
- Fantastic redevelopment potential
- 100m to Southtown Shopping Centre
- Under 200m to public transport

Each unit features:

- Separate remote lock up garages
- Stone benchtops
- Security screens & ceiling fans
- Built-in bedrooms
- Updated flooring
- Separate full-sized laundries
- Combined living and dining
- Opportunity to increase return through upgrades

This unit complex is an investment that will continue to outperform the market due to its prime positioning and unique offering. General Rates app \$5426 + \$628 Water Access Charge + consumption - Net Per Half Year. Please call Dale Murrie for further information on 0400 701 622 or email to dale.murrie@ngurealestate.com.au