

10 Clive Crescent, Darling Heights, Qld 4350

Sold Duplex/Semi-detached

Friday, 8 September 2023

10 Clive Crescent, Darling Heights, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 603 m2

Type:

Duplex/Semi-detached



Jack Connolly
0407840725



Aaron Savage
0417037460

\$615,000

Attention savvy investors and astute buyers! Presenting an incredible opportunity to secure a lucrative investment in the thriving city of Toowoomba. This immaculate duplex offers two units, each designed to maximize comfort, convenience, and financial potential. Whether you're an investor seeking reliable rental income or an owner-occupier looking to generate additional revenue, this property has you covered. Features include:- Desirable Location- Dual Income Potential- Spacious and Functional Layout- Low Maintenance Property- Versatile Investment

With two individual units, this duplex allows you to double your investment returns. Live in one unit and rent out the other, or lease both for a steady stream of passive income. The choice is yours! Each unit boasts two generously sized bedrooms, providing ample space for tenants or residents to relax and unwind. The single lock-up garages with internal access add an extra layer of security and convenience. Tired of spending your weekends on endless maintenance tasks? This duplex offers a hassle-free lifestyle, allowing you to focus on what truly matters. Spend your time on activities you love while reaping the financial rewards of property ownership. Nestled within minutes of the prestigious University of Southern Queensland and Japanese Gardens, this property is perfectly positioned to attract tenants or potential buyers. Take advantage of the consistent demand for quality housing in this area, ensuring your investment remains profitable regardless of market fluctuations. With its flexible design and appealing location, this duplex caters to a wide range of investors. From seasoned professionals seeking to expand their property portfolio to first-time buyers looking to enter the market, this property offers options for all. Toowoomba's real estate market has experienced consistent growth and stability over the years, making it an ideal investment destination. The dual income potential of this duplex guarantees a reliable cash flow, creating a solid foundation for your financial future. Take advantage of the high demand for rental properties in the vicinity of the University of Southern Queensland and secure a valuable asset that will appreciate over time. Invest wisely, live comfortably, and watch your wealth grow with this remarkable duplex. Don't miss out on the chance to make your real estate dreams a reality!

SCHOOLS: This Property falls within the school catchment area for Darling Heights State School and Harristown State High School. **LAND SIZE:** 603 sqm. **Approx RENT:** Appraised for \$680 Per Week. **GENERAL RATES:** \$1,766.14 NET Half Yearly Approx. **WATER ACCESS:** \$349.55 NET Half Yearly Approx. **UNIT 1 GENERAL TENANCY AGREEMENT:** This property is currently tenanted with an agreement until 21st of December 2023. **UNIT 2 GENERAL TENANCY AGREEMENT:** This property is currently tenanted with an agreement until 19th of December 2023. To arrange an inspection or learn more, contact Jack Connolly on 0407 840 725 or Aaron Savage on 0417 037 460