

16/33 Margaret Street, East Toowoomba, Qld 4350

Unit For Sale

Thursday, 30 May 2024

16/33 Margaret Street, East Toowoomba, Qld 4350

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 90 m2

Type: Unit



Zac Turley

0477300121

Interest Above \$275,000

Situated in the sought-after East Toowoomba, this inviting two-bedroom unit offers an exceptional opportunity for a wide range of buyers. Perfectly positioned across from the renowned Toowoomba Grammar School and within close proximity to St Vincent's Private Hospital, Sage & Butler Cafe, pharmacies, medical centres, and the shops at Mackenzie Row, everything you or your tenant could possibly need is right at your doorstep. This unit is an excellent choice for first-time home buyers looking to enter the market, investors seeking a solid investment property, or families with children attending boarding schools in Toowoomba. The possibilities are endless. Part of a welcoming complex of 22 units, both bedrooms feature an eastern aspect, are spacious, and come with built-in wardrobes, offering ample storage and a comfortable retreat. The heart of this home is the large lounge room, which opens onto a tranquil balcony—perfect for enjoying quiet evenings or morning coffee in the fresh air. The unit also includes a modern kitchen and bathroom and provides views over the Toowoomba CBD from the western balcony. Convenience is a highlight, with single undercover parking ensuring your vehicle is secure. Additionally, the complex features an inviting in-ground swimming pool, ideal for leisurely swims or soaking up the sun. Located in a vibrant community, this unit offers more than just a place to live; it provides a lifestyle to enjoy. Don't miss the chance to make this charming unit your new home or a valuable addition to your rental portfolio. Whether you're ready to move in immediately or wish to put your own stamp on it through renovation, this property is a blank canvas awaiting your personal touch. On the market for the first time in nearly 20 years, the sellers are keen to pass this beloved investment to someone who will appreciate it just as much. For more information or to arrange a private inspection, contact Zac Turley today.

Property Features:

- Rent appraised for \$350 p/week, offering an impressive approx. 6.6% return!
- Two well-proportioned carpeted bedrooms with built-in robes and a delightful eastern aspect.
- Spacious lounge equipped with Mitsubishi reverse cycle air-conditioning, that flows seamlessly onto a balcony boasting views towards Toowoomba CBD.
- Additional balcony access from one of the bedrooms.
- Modern kitchen featuring electric appliances, dishwasher and ample storage space.
- Renovated bathroom with a separate toilet, vanity, shower, and laundry space.
- Security screens for added peace of mind on all doors and windows.
- Enjoy the convenience of an in-ground swimming pool within the complex.
- Single undercover car parking for your vehicle.
- Low-maintenance property, perfect for busy lifestyles.
- Built in 1970.
- NBN connected.

Nearby Amenities:

- Located close to St Vincent's Private Hospital, The Range Shopping Centre, Queens Park, Botanic Gardens, Toowoomba Sports Ground, TAFE Queensland, and Webb Park.

School Catchment:

- Toowoomba East State School (Prep to Year 6)
- Centenary Heights State High School (Year 7 to Year 12)

Additional Nearby Schools:

- Toowoomba Grammar School
- Mater Dei Primary School
- Toowoomba Anglican School
- Fairholme College
- St Joseph's College

Property Rates:

- General rates (net ½ yearly): \$1,103.57
- Water rates (net ½ yearly): \$315.29 + consumption

Body Corporate:

- Current Administration Fund: \$633.32 gross per quarter
- Current Sinking Fund: \$233.33 gross per quarter

• A copy of the Disclosure Statement and Complex By-laws are available upon request.