

16 Paxton Street, North Ward, Qld 4810

Sold Block Of Units

Friday, 23 February 2024

16 Paxton Street, North Ward, Qld 4810

Bedrooms: 10

Bathrooms: 5

Parkings: 10

Area: 1012 m2

Type: Block Of Units



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\$1,485,000

The premium location of the units ensures 100% occupancy 365 days a year. The significant improvements to the complex elevates the appeal and increases the returns. This complex is walking distance to convenience shopping, cafes, boutique shops of North Ward. The Strand - Townsville's waterfront precinct is simply around the corner. Townsville Grammar is located on the same street. This complex overlooks Queens Park - a brilliant botanical retreat which also hosts many events through the year. Solid block construction has stood the test of all weather events. Information Available : Townsville City Council Rates, Insurance Commitments for the complex, Lease details for each unit, Complex Outgoings, Scope of Works Completed - significant improvements and renovations a this complex, floor plans and so much more. Auction : Blank Auction Contract, Tips for Bidding at Auction (REIQ), Bidder Registration form and more. The sellers will be providing an independent report for a Building Inspection and Pest Inspection. Current Rental Income : \$1,980 a week / \$101,920 a year Current Insurance for Building / Legal Liability : \$3566.04 a year Townsville City Council Rates : \$17,429 a year (when paid on time): Water is included in Townsville City Council Rates Jools Munro & Craig Allom are very proud to be assisting the sellers to bring this investment opportunity to the market. Jools & Craig are blessed to be available 7 days a week and are here to help you understand how to make this asset ... YOURS ! You will adore these unit features : • THE GROUND FLOOR is a stand out feature very rarely found in Townsville: the entire ground floor creates accessibility for multiple vehicles, workshops, storage of trailers, hobbies, creates a wonderfully secured playroom for children, gym location for training and so much more. The Laundry is located on the ground level ensuring you also have water sources on the ground floor. This fully secured ground floor doubles the square metres for use by tenants. • Pedestrian access is available to the ground floor at the opposite end to the garage doors through solid timber doors with additional deadbolts for security • Two roller garage doors provide vehicle access to the ground floor • Internal stairs from the ground floor to the living spaces on the first floor provides enormous security and wonderful coverage in our wet weather • Bare concrete ensures the ground floor is easy to keep spotless. • THE FIRST FLOOR features wonderful open plan living, dining and kitchen spaces • Internal stairs deliver you to a private breeze way - a wonderful place for a morning coffee • Security screens feature on windows and doors where vulnerability appears • Two large bedrooms capture loads of natural light • Fully Air-conditioned - Ceiling Fans Throughout • Separate toilet for convenience • Showers and cabinetry in every bathroom • Kitchens have generous bench space • modern window furnishings LEASE INFORMATION : 1/16 Paxton Street, North Ward (renovated) Rent: \$420pw/Bond: \$1680 Lease: 22 September 2023 to 26 September 2024 2/16 Paxton Street, North Ward (renovated) Rent: \$420pw/Bond: \$1680 Lease: 20 June 2023 - 24 June 2024 3/16 Paxton Street, North Ward Rent: \$350pw/Bond: \$1320 Lease: 9 March 2024 to 7 March 2025 4/16 Paxton Street, North Ward (renovated) Rent: \$440pw/Bond: \$1760 Lease: 27 December to 7 January 2025 5/16 Paxton Street, North Ward Rent: \$350pw/Bond: \$1400 Lease: 8 January 2024 to 5 January 2025