

**17 McDowall Street, Newtown, Qld 4350**



**House For Sale**

Friday, 10 November 2023

17 McDowall Street, Newtown, Qld 4350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1179 m2**

**Type: House**



Kent Woodford

0411644376

## Interest Above \$599,000

Located on 1179m<sup>2</sup> block within a short distance to Clifford Park Racecourse one of the largest training centers in Queensland. • 7 registered stables, Besser brick and steel • 2 undercover tie up stalls • Tack and feed shed • Small and large day day • 2 5000 gallon rainwater tanks • Back lane way access • Renovated colonial home • 3 bedrooms 2 built in • Polished hoop pine floors • 10 foot ceilings • Updated kitchen with new oven cooktop • Large undercover outdoor area

With a booming thoroughbred industry, stable complexes of this quality and affordability and position are very hard to find and is ideal for owner user. With the shortage of stables and the high demand the property is also attractive to investors with a potential return of \$700 to \$750 per week General Rates \$2316.82 net 1/2 yr Water Access Charge \$346.81 net 1/2 yr Allotment 1179m<sup>2</sup>