

2/166 Mary Street, East Toowoomba, Qld 4350



Unit For Sale

Friday, 10 May 2024

2/166 Mary Street, East Toowoomba, Qld 4350

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 118 m2

Type: Unit



Ian O'Donnell



Sales Support
0413400567

'Offers OVER \$425,000'

'Maison on Mary' – is a high-quality, small boutique complex of just four (4) homes. For Sale is a very comfortable, modern low-set HomeUnit which has two (2) bedrooms, two good-size living areas (indoor & outdoor) PLUS modern tasteful décor and excellent fittings and fixtures throughout. Beautifully constructed by local legend, Mark Winter Homes – completion in 2014 – and very well maintained. Exceptionally appointed - the 'MasterChef' kitchen – with large 'Composite-stone' bench top, a sparkling ceramic cooktop, under bench oven, dishwasher & loads of cupboards. Generous separate dining/meals area. Spacious family space (with loads of natural light) ... that spills to a roomy covered outdoor patio – and private north facing courtyard. Direct access inside from the single lock up garage. Two (2) good size bedrooms – master with a large built-in cupboard and easy access to the two-way ensuite bathroom (shower & separate bath). This vibrant Home is fully insulated and has reverse cycle air-conditioning. R-A-R-E chance to secure a Six Star, AAA+ location – very short walk to Toowoomba Grammar, St Vincents Hospital & Medici Medical precinct to the east – and an easy stroll along East Creek to the iconic Queens Park/Botanical Gardens and the City Centre/Grand Central Shopping and many restaurants. A short drive to the renowned East Toowoomba State School and a multiple of Toowoomba's finest private schools PLUS 'The Range' Shopping Centre (Woolworths + Speciality Shops), Lake Annand Parklands and Toowoomba's Base Hospital – this is super position in a tightly held community. General Rates: \$2,207.14 nett/pa. Water Access: \$630.58 nett/pa. Body Corp Fees: \$35.20 nett/week - \$1,830.00 nett/pa. Brilliant investment in a prosperous region with long-term growth and very low unemployment, which makes this HomeUnit exceptionally good buying - offering BOTH capital & income growth!!! Rental Appraisal is \$410 - \$425/week. Rarely do HomeUnits of this calibre become available ... especially in such a highly sought after location! ***Note: About Open Times – barring some extraordinary circumstance, I will be in attendance for inspections at the advertised times. If these do not suit you, please contact me and I will try to accommodate an alternative time before the close off day for Offers. ***Also Note: Some images may have digital furniture placed to aid you in working out the workable dimensions of rooms for your furniture placement