

2/21 Kenric Street, Toowoomba City, Qld 4350

Unit For Sale

Wednesday, 12 June 2024

2/21 Kenric Street, Toowoomba City, Qld 4350

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Unit



Sue Edwards
0437377988

\$480,000 plus

Located in the heart of the CBD, this modern townhouse presents an incredible opportunity for inner city living. Modern Elegance in a Quiet Complex all within walking distance to Toowoomba CBD. The well cared for spacious brick townhouse with colorbond roof is in extremely neat and tidy condition situated in a small and whisper quiet complex of 4 with 3 owner-occupied residences in place. Enjoy peace and tranquility while being at the heart of all the city action. Some of the many features include:

- Upstairs • 3 generous built-in bedrooms, each with ceiling fans for comfort, the master features his and hers built-ins.
- Near new carpet • Well-designed layout offering both privacy and functionality.
- Upstairs family bathroom with separate bath, shower, and vanity.
- Additional powder room and separate toilet for guest convenience.
- Downstairs • Open Plan Spacious living/lounge and dining with near new floor coverings and a flowing design to the courtyard.
- Private Northern facing courtyard perfect for entertaining or an enjoyable sitting area.
- Internal laundry with automatic taps for washing machine.
- Downstairs toilet • Plenty of storage • Single garage with internal access for added security and convenience.
- Security screens on doors and flyscreens on windows.
- Natural Gas to the complex, the townhouse features a gas hot water system, heater point and cook top.
- Electric Oven

Ideally positioned within minutes' walking distance to the Toowoomba CBD, Toowoomba Base Hospital, shops, parks, and amenities and you will be able to enjoy the beauty of Laurel Bank Park at your doorstep. The property is currently tenanted with good tenants that have just signed for another 12 months. 17-05-2024 to 16-05-2025 Currently returning \$460 a week A great return - set and forget. Current Sinking and Admin Fees - Toowoomba Strata Title Management - Approx. \$776.79 net per quarter Current Toowoomba City Council Rates - ½ year - Approx. \$1150.57 net Current Toowoomba Water Access - ½ year - Approx. \$315.29 net plus usage Don't Miss Out - This is your chance to embrace the inner-city lifestyle and to secure a great investment. Sue Edwards Elders Real Estate Mobile 0437 377 988 sue.edwards@elders.com.au