

2 Park Lane, Toowoomba City, Qld 4350

Duplex/Semi-detached For Sale

Friday, 3 November 2023

RE/MAX

2 Park Lane, Toowoomba City, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 455 m2

Type:

Duplex/Semi-detached



Jacqui Walker
0746386100



Chan De Silva
0438900376

\$619,000

CHAN DE SILVA for The Jacqui Walker Sells Team presents this WHOLE DUPLEX corner Park Lane & Conloi Street 140 metres to beautiful Laurel Bank Park and literally 300 metres to major Grand Central Shopping Centre!! SAID: 'Unbeatable inner-city location on a corner allotment !!! 'INVESTOR QUICK GLANCE:- 1 x 3 Bedroom Unit, U2; and 1 x 1 Bedroom Unit, U1- Gross Rent Yield 5.29% p.a.- Gross weekly rent \$630.00/wk- U2 with 3 Bedrooms earns \$340/wk until Feb 2024:: Our opinion of market worth is \$360/wk- U1 with 1 Bedroom earns \$290/wk until Feb 2024:: Our opinion of market worth is \$330/wk- Enact these potential increases and the yield would be 5.79%- Get whole title = zero body corp fees- Rates: Will be added here today- Water Access: Will be added here today WHY IS THIS the Duplex you must acquire?- Set on a 455m2 CORNER allotment- All the additional reasons will be added here today CENTRAL, CENTRAL with everything nearby:- Lovely! 140m to Laurel Bank Park- Wow! 300m to major Grand Central Shopping Centre- 1.3km to Toowoomba North Primary School- 3km to Harristown High School TOOWOOMBA ECONOMIC SNAPSHOT:- Toowoomba region population approx. 170,000- Toowoomba has a gross regional product of \$11.56 billion- Toowoomba is the gateway to the west:: Abundant gas and oil resources:: Significant rural wealth- Inland city showing huge growth:: \$1.6 billion Second Range Crossing completed 2019:: \$500m QIC Grand Central Shopping Centre upgrade completed 2017:: International Freight Airport:: Airport Industrial Park:: Regional Data Centre- 80 mins drive to Brisbane, flights available- Under 2 hour drive to Gold Coast WITH SO MANY REASONS to say yes, all that's left to do is say exactly that: YES! TO HELP YOU DO THAT, let's make a time for your Inspection. The Jacqui Walker Sells Team is standing by right now for your inquiry or call. INSPECT THIS PERFECTLY POSITIONED DUPLEX FAST! ***** USEFUL INFO courtesy of The Jacqui Walker Sells Team:- Integrity: The doors in U1 Lounge Room are digital representations only of how those doors may look at Inspection. These photos were enhanced for marketing. You are encouraged to independently verify actual doors in this room.- Directions: Corner Park Lane and Conloi Street- Allotment Size: 455m2, corner- Local Government Area: Toowoomba Regional Council- Internet: Each unit can connect to NBN on Fibre-to-the-Node technology, FTTN- State School Zone: Toowoomba North Primary, P-6 and Harristown High, 7-12- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements & indications.