

227 Greenwattle Street, Cranley, Qld 4350



Sold Block Of Units

Monday, 14 August 2023

227 Greenwattle Street, Cranley, Qld 4350

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 522 m2

Type: Block Of Units

\$700,000

I'm delighted to present an exceptional investment opportunity that holds immense potential for expanding any growing portfolio. With both units currently occupied by excellent, well-established tenants, this duplex is guaranteed to fulfill all your requirements. Step inside and be greeted by a warm and welcoming atmosphere. With its thoughtfully designed layout, this home maximizes space to create a comfortable and functional living environment. The living area provides a cozy space to relax and unwind, while the adjoining kitchen offers all the essentials needed to prepare delicious meals for family and friends. Boasting a spacious and well designed floor plan that maximizes both natural light and living space. The interior is bathed in sunlight, creating an airy and inviting atmosphere. The open-concept living area seamlessly connects to the kitchen, featuring top-of-the-line appliances. Outside, the duplex offers a low-maintenance yard, perfect for enjoying the fresh air and outdoor activities. It's an ideal space for a small garden, a BBQ gathering, or simply soaking up the sunshine. Conveniently located just a short distance from Wilsonton Shopping Centre and a mere 7 kilometers away from Toowoomba CBD, easy access to schools, shopping centers, and transportation options.

Unit 1, Features- 2 good sized bedrooms- Main bathroom with bath and en suite- Large kitchen with stone bench tops- Outdoor covered and concreted patio- Single lock-up garage- Air conditioned- Currently rented at \$330 per week until May 2024

Unit 2, Features- 3 good sized bedrooms, all with built-ins- Main bedroom with en suite- Main Bathroom with bath tub- Spacious kitchen- Living areas separated by kitchen- Single lock-up garage- Air Conditioned- Outdoor Patio- Security screen door- Currently rented at \$300 per week until October 2023- Currently tenanted at a combined value of \$630 per week- Rental appraised at \$710 per week for a potential 5.3% ROI- Non-strata title duplex- No body corporate fees- Council Rates \$1,938.60 net half yearly- Water Rates \$490.77 net half yearly

Offering an unmissable investment opportunity, 227 Greenwattle Street is calling all investors. Accelerating success. Contact Chris Scarinci from Colliers Toowoomba for more information.