

4/18 Mirle Street,, Newtown, Qld 4350

Unit For Sale

Monday, 27 November 2023

4/18 Mirle Street,, Newtown, Qld 4350

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 160 m2

Type: Unit



Ian O'Donnell

Price Range \$410,000 - \$435,000

This comfortable, near new (built in 2016) HomeUnit has two (2) bedrooms, ensuite, two living areas (one study/media-room upstairs & one family room downstairs) PLUS remote garage. This is a generous size home at 160sqm under roof ...Downstairs: 'SuperChef' kitchen – large bench space, sleek ceramic cooktop, dishwasher & loads of cupboards. Large separate dining/meals area. Spacious family space (with loads of natural light) ... that spills to a roomy covered outdoor patio – and private north-east facing courtyard. There's a convenient separate 'powder room' and separate laundry. Direct access from the single garage. Fully insulated and reverse cycle air-conditioning. Upstairs: Two (2) good size bedrooms – master with a generous size ensuite. Sparkling main bathroom with separate bath and shower – conveniently located beside second bedroom (virtual ensuite). Third room (shown on floorplan as study) can be converted to extra living/media or could easily convert to a third bedroom. R-A-R-E opportunity to secure a Six Star, AAA+ location – very short walk to the sprawling Clifford Gardens shopping precinct (Coles, BigW, Woolies, Medicare, several Banks, speciality shops, food court & restaurants). Gold's Gym, Macca's, Zarraffa's Coffee, the iconic Newtown Park & Rose Garden, several schools, etc, etc are a short walk. The City Centre is just a two-minute drive – this is prime, Prime, PRIME (city fringe) Newtown. General Rates: \$2,207.14 nett/pa. Water Access: \$630.58 nett/pa. Body Corp Fees: \$46.44 nett/week. Brilliant investment in a growing region with long-term growth and very low unemployment, which makes this 'duplex' great buying! Not just good - this is a GREAT INVESTMENT, offering BOTH capital & income growth!!! There are good long-term tenants in place: Lease in place @\$430/week until 07 07 2024 = Rental @\$22,300+pa. Gross Return 5.5%+pa. Rarely do HomeUnits of this calibre become available ... especially in such a superb location! ***Note: There will be NO Open Times. This home is tenanted and inspections ONLY POSSIBLE at agreed time by appointment with minimum 24hours' notice. Any questions, please ask. Procrastination is your enemy! Giddy up ... "A brilliant address, and a home you'd be proud to CALL YOUR OWN ..."