

4 Grace View Street, Darling Heights, Qld 4350



Unit For Sale

Thursday, 1 February 2024

4 Grace View Street, Darling Heights, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: Unit



Jacqui Walker
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Offers from \$550,000 per unit

Jacqui Walker Sells introduces near-new villas on a corner block, featuring Separate driveways and spacious yards in Darling Heights.- Calling First Home Buyers or Investors - Each with 4 bedrooms (wow!), 2 bathrooms, 1 garage (2 x 4/2/1)- Buy 1 or Buy Both / Invest or live - Unit 1 income \$490/wk until April 2024 - Unit 2 income \$490/wk until June 2024 - Built 2018 ensures longer-term tax depreciation benefits- Low maintenance gardensPOINTS OF DIFFERENCE:- Rare corner allotment (800m2)- Units not side-by-side- Combined internal floor area of 445m2- 900 metres to University ensures solid rent demandBOTH SPACIOUS UNITS FEATURE:- Rare 4 bedroom floorplans- Epic-sized tiled open-plan living & dining rooms with reverse-cycle air conditioning- Light-filled large kitchens with stone benches, dishwasher, gas cooking & large pantry- Master bedrooms with reverse-cycle air conditioning, ceiling fan, large walk-in robe & spacious ensuites- All other bedrooms carpeted with ceiling fans & built-in robes- Main bathrooms offer a bathtub, separate shower & vanity- Separate main toilets- An automatic single garage with internal entry to each unit- Outdoor entertainment areas & fully-fenced yards- Neutral tones throughoutUNIT 1 is set apart by:- Show-stopper 7.8m x 6m open plan living & dining room leads to lovely outdoor area- A privately positioned master bedroom- Walk-thru the large walk-in-robe to ensuite- Handy side access door to automatic garage with internal entryUNIT 2 noteworthy points:- Entertainment area overlooking leafy trees- Certainly not found in every unit, there's a large, fully-fenced yard- Bedrooms positioned across the entire unit for increased privacy & livabilityWHAT'S NEARBY?- Thiess Park is practically on your doorstep- 900 metres to University Of Southern Queensland- 1.6km to Darling Heights Primary School- Quick drive to supermarkets in multiple directions**HELPFUL INFO with compliments of Jacqui Walker:- Directions: This new area may not yet be on your map. From USQ, head west on Baker Street. Turn left in to Gorman Street & follow for 400 metres. Take a very slight right on to Handley Street then an immediate turn left in to Rosenstengel Street. Follow the park around and turn left in to Grace View Street to arrive at this profitable investment opportunity!- Title Type: Strata-titled with zero body corp fees (as always, building insurance is suggested)- Combined Internal Floor Area: 445m2- Lease Income: See above- General Rates: \$1164.16 per unit net half-yearly- Water Access: \$314.07 per unit net half-yearly + use- Local Government Area: Toowoomba Regional Council- Corner Allotment Size & Dimensions: 800m2 / 25.0m x 32.0m (approx.)- Built: 2018- Internet: Connected to NBN via Fixed Wireless technology- State School Catchment: Darling Heights Primary (P-6; approx. 1.6km away) & Harristown High (7-12; approx. 3.4km away)- Disclaimer: Rent yield quoted is based on Offers Only price. All care taken, however you are encouraged to independently verify all figures & indications.