

# 5/89 Herries Street, East Toowoomba, Qld 4350

THE WALMSLEY GROUP  
ESTATE AGENTS

## Unit For Sale

Tuesday, 14 November 2023

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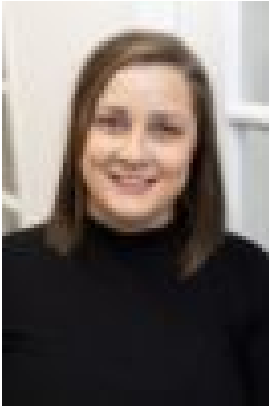
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 72 m2**

**Type: Unit**



Tiana Walmsley  
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## FOR SALE NOW

Positioned in a small, quiet complex neighboring parks, transport, schools, and Toowoomba CBD, this unit presents a fantastic investment opportunity with a long-term tenant. Ultra private, close to Town and the East Creek Parkland this unit is accessed from Culver or Boyes Lanes & not Herries Street and is currently rented for \$380 per week until 01/07/2024 with the current rental amount being between \$380 - \$400. Although currently an investment, this is a perfect low-maintenance home! The functional layout is well designed with an open-plan lounge/dining space, a practical kitchen, three bedrooms, one bathroom, ceiling fans and air-conditioning. The lock-up garage is noted in the By-Laws as exclusive use for this lot, and, although the courtyard is not listed as exclusive use, it is directly in front of the unit and the parking space for this property. The current owner has had no complaints about the tenants utilising the space. However, should you want this registered as exclusive you would need to go through the correct channels. Property features:- EXCLUSIVE SHED - Access from Boyes Lane (not off Herries Street)- Low-maintenance 72m2 unit in a small complex of 5- Open-plan living and dining area with tiled flooring- Kitchen featuring a stainless steel dishwasher- Huge courtyard - 3 bedrooms and 1 neatly updated bathroom- Air-conditioning and ceiling fans- Rented for \$380 per week until 01/07/2024- Current rental appraisal of \$380-\$400 per week- 1 km from Toowoomba CBD shops and dining Only 1km from the heart of Toowoomba City, you have cafes, restaurants, shops, Toowoomba train station and Grand Central Shopping Centre within easy walking distance. Less than 6 minutes from Toowoomba East State School, Centenary Heights State High School, Toowoomba Grammar School, Mater Dei Primary, Toowoomba Anglican School, Toowoomba Hospital and St Vincent's Hospital – this central location is close to it all.