

52 Old Toowoomba Road, One Mile, Qld 4305

Sold Duplex/Semi-detached

Monday, 16 October 2023



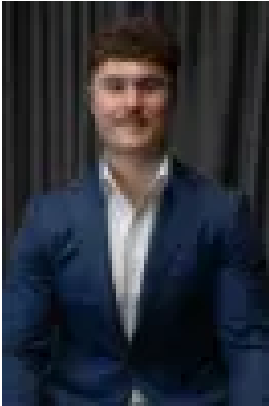
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Bedrooms: 3

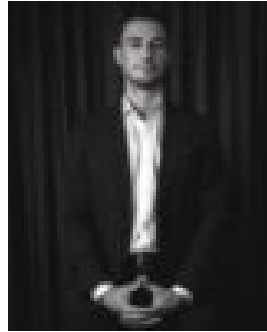
Bathrooms: 2

Area: 117 m2

Type: Duplex/Semi-detached



Charles Kimmorley
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\$455,000

Welcome to this exceptional dual key property situated on a generous 774m² lot. Boasting a 1-bedroom, 1-bathroom unit and an adjoining 2-bedroom, 1-bathroom unit, this versatile property offers both a comfortable residence and an excellent investment opportunity. Currently leased, the combined units generate a remarkable \$590 per week in rental income. Unit 1 currently leased until 27th May 2024 for \$330 per week. Unit 2 currently leased until 9th April 2024 for \$260 per week. The first unit welcomes you with the timeless appeal of wooden floorboards, exuding warmth and character throughout. Its well-designed layout includes a spacious bedroom, a stylish bathroom, and a functional kitchen and living area, provides a cozy retreat for a single occupant or a couple, offering a comfortable space to relax and unwind. The second unit features fresh flooring, recently replaced to enhance its aesthetic appeal and provide a modern touch. With two bedrooms and a well-appointed bathroom, this unit is perfect for a small family or those seeking additional space. The open-plan living and dining area create a seamless flow, ideal for entertaining or spending quality time with loved ones. Nestled in a peaceful street, this property enjoys a serene location neighbouring the Ipswich Golf Course. Imagine waking up to tranquil views and the opportunity for leisurely walks or rounds of golf just moments from your doorstep. Despite its tranquil surroundings, the property offers convenient access to Ipswich's bustling CBD, a mere 5-minute drive away. Additionally, connecting to the highway is a breeze, with an 8-minute drive ensuring easy access to surrounding areas. Whether you're an astute investor or seeking a property with dual living options, this dual key gem presents an exceptional opportunity. The existing rental income from both units provides a solid foundation for a prosperous investment portfolio. Alternatively, you have the flexibility to live in one unit while generating additional income from the other. Don't miss out on the chance to acquire this fantastic property. Schedule a viewing today and explore the possibilities that await in this dual key residence, offering a harmonious blend of comfort, convenience, and investment potential. Whether you're looking to invest or a place to call home; Ipswich, is a thriving region, spanning across an impressive 1,090 km² in South East Queensland, located in a prime position between Toowoomba to the west, Brisbane to the east, Gold Coast to the south, and Sunshine Coast to the north. With a population of over 231,000, Ipswich is experiencing significant growth and is the fastest-growing city in Queensland, as well as one of the top 10 nationwide. In fact, the population is projected to more than double in the next two decades. At the heart of Ipswich lies Ipswich Central, which acts as the nexus of the region's centres. The area boasts an impressive combination of entertainment, cultural venues, and industries, making it a vibrant and dynamic hub recently undergoing a significant investment, with the \$250 million Nicholas Street Precinct, Tulumur Place civic space, new libraries, and 1 Nicholas Street (Ipswich City Council administration building) breathing new life into the city centre. These developments have brought modernity and vibrancy to the city, while still preserving its rich history and culture. Overall, Ipswich is a thriving and growing region with a bright future ahead. With its prime location, cultural richness, and diverse range of industries, Ipswich is an excellent choice for those looking for a dynamic and vibrant place to invest or call home. Listing agent: Charles Kimmorley & Brady Chant Don't be disappointed, call me now - I'm waiting for your call. NGU Real Estate Ripley - The Kimmorley Group Results Speak Louder Than Words Disclaimer: NGU Real Estate Ipswich has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.