

6/100 Clark Street, Clifton, Qld 4361



Sold Unit

Wednesday, 13 September 2023

6/100 Clark Street, Clifton, Qld 4361

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 110 m2

Type: Unit



Ian Brady

\$260,000

6/100 Clark Street is a beautiful unit with an OUTSTANDING tenant in place on a fixed lease until April 2024. Current rental income is \$280 per week. Being a tenanted property we require a minimum 24hrs notice prior to inspections. Features of the unit are the following:

- Set at the rear of a complex of 6 units
- Bitumen driveway to the garage and visitor carpark at the front of the unit
- 2 spacious bedrooms set apart from each other
- Both bedrooms contain built in wardrobes
- Large open plan living and dining room,
- Modern kitchen with ample storage space, dual sink and breakfast bar bench space
- Reverse cycle air conditioning
- 2 way bathroom with Shower, vanity and separate bathtub
- Separate toilet
- Internal laundry
- Single car lock up garage with direct access to inside of unit
- Security screens on doors and windows

Outside features:

- Lovely gardens
- Colourbond fence
- Landscaped yard with timber deck and pergola
- Paved area suitable for a brazier or firepit
- Small garden shed

Body Corporate Particulars:

- Managers "Chelsea on Clark, Clifton"
- Body Corporate fees \$2,011.12 pa
- Fee includes Building Insurance, Sinking fund and administration (Household contents is the owner/tenants responsibility)
- Water rates \$385pa
- TRC Rates \$1,814pa

Agents comments:

- One of the nicer units in Clifton and incredibly well priced given the outside living options available to tenants and owner occupiers (in comparison to previously listed or available units currently for sale). The unit complex comprises 6 units with permanent owner occupiers and long term elderly tenants in the other units.
- The Toowoomba Regional Council have just completed major works on extending the concrete footpath/bike way 115m from the front of the units to George Street, allowing easy pedestrian access to everything our town has to offer.