

**6/180 Bridge Street, Toowoomba City, Qld 4350**

**Raine&Horne**

**House For Sale**

Tuesday, 7 May 2024

6/180 Bridge Street, Toowoomba City, Qld 4350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 242 m2**

**Type: House**



John Rizqallah  
0427976007



Scott Couper  
0418534144

## **\$439,000 Plus**

Enjoy easy living and total privacy in a secure gated complex of only 6 free standing villas. This immaculate, low maintenance, air-conditioned villa is perfect if you are looking for a safe & secure lifestyle with views to Mount Lofty yet enjoy all the conveniences that inner city living has to offer. This Impressive unit has many features which include the following: 3 bedrooms all with built in cupboards and ceiling fans. Carpets to all bedrooms and main lounge area. Tiles throughout the other main areas. Ensuite with toilet, shower and basin. White Plantation shutters. Linen cupboard in hallway. Main bathroom has large bath, separate shower and toilet. Open plan kitchen and dining and lounge area. Well-appointed kitchen with dishwasher, electric cooktop and oven and filtered water tap next to the kitchen sink. Newly installed reverse cycle air-conditioner in the main living area (large unit). Separate internal laundry with plenty of overhead cupboards and bench space. Boasting a single lock-up remote garage with internal access, catering for all car accommodation and storage requirements, along with an additional off street parking space available inside the complex. Your own extra designated carpark for your guests when they come to visit you. Newly Installed smoke Alarms that are up to code and Compliant. Outdoor entertainment area with large private Yard. Fully fenced with a side gate. Landscaped gardens. Gas hot water system. Front verandah. Colonial style brick veneer with fantastic street appeal. NBN Connection. Gas point in the lounge room. Bay window in the lounge room. LED Lighting. Separate water metering in the complex which is ideal as some units do not have this type of set up. 5 out of the 6 units are owner occupiers. Private secured complex - Gated (Electronic) for peace of mind and security. Full security screening throughout. Note: grass and/or sky may have been altered for advertising purposes only. Investors take note: The property should rent in current market conditions in the range \$400.00 - \$430.00 week and recommend an initial asking rent of \$430.00/week. \$460.00 for Body Corporate Admin fund per quarter (after discount if paid by the date due). \$150.00 for Sinking Fund per quarter (after discount if paid by the date due). Land Rates ½ Nett: \$1103.57 Every 6 months. Water Rates ½ Nett: \$315.29 Every 6 Months. The body corporate is managed by Toowoomba Body Corporate. They also do all the mowing in the complex except the gardening which is done by the residents in the complex. This impeccably presented low maintenance unit is sure to impress. Located within a five-minute drive of the CBD and just a short stroll to beautiful local parklands and shops. If you don't want to miss this one, then please look for open house times. This is living at its best!!!