

# 7A & B Hursley Road, Newtown, Qld 4350



## House For Sale

Saturday, 18 May 2024

7A & B Hursley Road, Newtown, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 506 m<sup>2</sup>

Type: House

**\$689,000**

To enquire, please email or call 1300 815 051 and enter code 3778ZERO Body Corporate fees associated with property. One title, one cost for insurance, council and water rates. Current owners yielding over 6% from this set and forget investment. This Duplex comprises of 6 bedrooms in total, separate lounges, combined kitchen/dining & large courtyards ideal for entertaining, children & animals. o 7 minute walking distance to Clifford Gardens Shopping Centre o 7 minute walking distance to Clifford Park Racecourse o 5 minute drive to the city centre. o 5 minute drive to the Toowoomba Hospital. o 6 minute drive to Wilsonton Shopping Centre. o 8 minute drive to majority of schools (private and public) o 13 minute drive to Warrego Highway Unit 7a Features: o 2 bedrooms (1 built-in) plus separate area ideal to use as a 3rd bedroom, 2nd living, or even an office as it has its own entrance door o Front separate living room o Renovated Kitchen with electric stove & double fridge cavity o Large Dining area o Main bathroom with separate shower, separate bath & separate toilet o Electric Hotwater system (125ltr) o Security screens & flyscreens on all doors & windows o Rear deck which spills onto courtyard o Downstairs laundry 7a has a current long term lease until 30/04/2025 with a rent payment of \$320 per week Unit 7b Features: o 2 bedrooms (1 built-in) plus separate area ideal to use as a 3rd bedroom, 2nd living, or even an office as it has its own entrance door o Front separate living room o Renovated Kitchen with electric stove & double fridge cavity o Large Dining area o Main bathroom with separate shower, separate bath & separate toilet o Electric Hotwater system (125ltr) o Security screens & flyscreens on all doors & windows o Rear deck which spills onto courtyard o Downstairs laundry 7b has a current long term lease until 07/11/2024 with a rent payment of \$310 per week Land rates \$1,589.29 net half yearly Water rates of \$446.00 net half yearly To enquire, please email or call 1300 815 051 and enter code 3778