

# 7B Clairmont Street, Newtown, Qld 4350

## Block Of Units For Sale

Sunday, 28 April 2024

7B Clairmont Street, Newtown, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 496 m2

Type: Block Of Units



Lachlan Evans

## Offers Over \$549,000

Positioned down the street from Newtown State School and Newtown Shopping Centre is this sound and dependable investment duplex. With great tenants in place, who are keen to stay on, the long-term tenancy stability is assured. The position means they are ever popular if, and when they do come available. The units have been well maintained throughout the years, with unit 1 recently undergoing some refurbishment. Each unit is individually metered with private slave meters so water costs can be passed onto the tenants. Each unit consists of the following:

- 2 built-in bedrooms
- Open plan Lounge / Kitchen / dining
- Bathroom
- Separate laundry
- Security screens
- Single lock-up garage
- Current leases through to March 2025
- Gross return of \$605 per week
- Close to Newtown State School, Glennie School and Our lady of Lourdes
- Close to Newtown Shopping and a short walk to Clifford Gardens

In addition, there is public transport close by, as well as sporting fields and parks plus easy access into the CBD. Quiet, stable, well maintained and in a good location – just what the investor ordered!! Phone Lachlan today for further information or to arrange an inspection. Please note that minimum notice periods apply when arranging for an inspection.