

8/1 Baird Street, Kearneys Spring, Qld 4350



Unit For Sale

Thursday, 25 April 2024

8/1 Baird Street, Kearneys Spring, Qld 4350

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Ian O'Donnell



Sales Support
0413400567

'Offers OVER \$399,000'

This comfortable, nearly new, ground level HomeUnit (completion in 2023) - constructed by Master Builder, Millenium Homes - has two (2) bedrooms, two good-size living areas (indoor & outdoor) PLUS modern tasteful décor and high quality fittings and fixtures throughout. The 'SuperChef' kitchen - large 'Caesarstone' bench space, sleek ceramic cooktop, dishwasher & lots of cupboards. Generous separate dining/meals area. Spacious family space (with loads of natural light) ... that spills to a roomy covered outdoor patio - and private north facing courtyard. Direct access inside from the single covered car space. Two (2) good size bedrooms - master with an outlook across Parklands. Sparkling main bathroom and European laundry. The Home is fully insulated and has reverse cycle air-conditioning. R-A-R-E opportunity to secure a Six Star, AAA+ location - very short walk to the 'Intersection' foodies precinct, sprawling Toowoomba Plaza/The Ridge shopping precinct (Coles, Aldi, Woolies, speciality shops, food court & restaurants), Harvey Norman, The Springs Medical Centre, etc. The iconic Nell E Robinson & West Creek Parks plus several schools, Macca's, Guzman y Gomez, etc are a short walk. The City Centre is just a two-minute drive - this is prime, Prime, PRIME (city fringe) Kearney's Spring. General Rates: \$2,207.14 nett/pa. Water Access: \$630.58 nett/pa. Body Corp Fees: \$35.20 nett/week - \$1,830.00 nett/pa. Brilliant investment in a prosperous region with long-term growth and very low unemployment, which makes this HomeUnit good buying! Not just good - this is a GREAT INVESTMENT, offering BOTH capital & income growth!!! Rental Appraisal is \$410 - \$425/week. Rarely do HomeUnits of this calibre become available ... especially in such a superb location! ***Note: Regarding Open Times - barring some extraordinary circumstance, I will be in attendance for inspections at the advertised times. If these do not suit you, please contact me and I will try to accommodate an alternative time before the close off day for Offers. ***Also Note: Some images may have digital furniture placed to assist you in working out the workable dimensions of rooms for your furniture placement