

8/299 James Street, Newtown, Qld 4350



Unit For Sale

Friday, 31 May 2024

8/299 James Street, Newtown, Qld 4350

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Jacqui Walker
0746386100



Harsha Kumarasinghe
0746386169

\$350,000

HARSHA KUMARASINGHE for The Jacqui Walker Sells Team presents this SHOPPING CENTRE AREA brick-and-tile lowset INVESTMENT UNIT, one among just eight and set towards the rear of the Complex, selling with LENGTHY LEASE INCOME. RIGHT NOW YIELDING 4.9% gross rent annually, this immaculately presented Unit is CURRENTLY LEASED for a steady term until March 31, 2025. INVESTOR FAST-FACTS:- 2 bedrooms, 1 bathroom, 1 internal garage- Gross rent return 4.9% p.a.- Currently earning \$330.00 per week- Leased until March 31, 2025:: Subject to legislation, at next renewal, consider increasing the rent to \$350/wk- Scroll far down for rates, water, body corp DEEP-DIVE:- An INTERNALLY-ACCESSIBLE Single Garage welcomes you home- Or enter to the spacious carpeted Lounge Room- Easy flow to the Dining Room- This points to the Kitchen, with lovely light-filled front outlook:: Gas stove:: Cooktop:: Electric wall oven:: Rangehood:: Microwave recess:: Handy bench / prep space:: Single-bowl sink- Bathroom, with shower, vanity and privacy-enhanced strict hosting shower, vanity and toilet- Gas hot water system and gas point for heating- Privacy fenced courtyard and grassed area- Laundry room:: Appliance space:: Single wash tub:: Easy access to rear COURTYARD- Probably built in the mid 90's- 83 Sq Mtrs under the roofline, incl. internal Single Garage WHAT'S NEARBY?- Wow! 350 metres walk to Clifford Gardens Shopping Centre- 350m to O'Quinn Street North Park- 480m to The Glennie School, Vacy Street- 1.5km to Newtown Primary School- 1.5km to Harristown High School- 1.8km to Clifford Park Racecourse- 2.0km to CBD / Grand Central Shopping Centre RETURNING 4.9% gross rent yield annually and SELLING WITH THE INCOME OF LENGTHY LEASE, this smart Unit is the most excellent opportunity this close to Clifford Gardens. HARSHA KUMARASINGHE'S TOP INVESTOR TIP: ' Get this low maintenance, easy-care, set-and-forget investment ... with 4.9% gross annual yield and selling with a lengthy lease, it's secure, steady and well-located! 'FOR YOUR CONVENIENCE, The Jacqui Walker Sells Team is standing by right now to answer your questions or to book your inspection. SEE AND GAIN SECURELY TODAY! ***HELPFUL SPECS courtesy of The Jacqui Walker Sells Team:- Recent General Rates: \$1,103.57 net 1/2 yr approx- Recent Water Access: \$315.29 net 1/2 yr approx + use- Body Corp: Approx \$500.00 per quarter- Real Property Description: Lot 8 on Building Unit Plan 102913- Local Government Area: Toowoomba Regional Council- Internet: Connected to NBN via Fibre-to-the-Node technology, FTTN- State School Zone: Newtown Primary, P-6; Harristown High, 7-12- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.