

82a Long Street, Rangeville, Qld 4350

Sold Duplex/Semi-detached

Monday, 28 August 2023

82a Long Street, Rangeville, Qld 4350

Bedrooms: 4

Bathrooms: 4

Parkings: 2

Area: 692 m2

Type:

Duplex/Semi-detached



Robbie Witt



Tom Schatz

0497987343

\$700,000

Positioned in prime location, this wonderful property consisting of two units is being to market for the first time. Ideally placed in ever popular Rangeville, this executive duplex returns \$380 per week from each unit, both with excellent long term tenants. This property is a secure investment for the savvy property investor. Epitomising contemporary design with quality finishes throughout, these properties offer a combined four bedrooms, four bathrooms and two car spaces, with each providing free flowing layouts and an abundance of space. Individually they each offer two bedrooms, two bathrooms, an open plan living/dining space & ample outdoor entertaining areas to appeal to array of lifestyles. Continuously a popular option with tenants, this property provides loads of different to best suit your requirements. If maintained solely as an investment property in the future, each unit could easily be tenanted with rental returns to match the increasing market value; soon to be giving the astute investor a rental yield of over \$800 per week. Inside each unit, the open plan living and dining areas act as the heart of the homes which provide a seamless connection to the outdoor entertaining areas while also each being served a reverse cycle air conditioner. The kitchens each offer stainless steel appliances, gas cooktops, stone benchtops and an abundance of bench & storage space, to ensure those living there are able to cook up a storm. The bedrooms of each home offer plenty of size while also being filled with loads of natural light. Each of the master bedrooms offer a walk-in wardrobe and ensuite with shower to appeal to the heads of the household. Serving the remaining rooms are the main bathrooms with shower over bath, perfectly suitable for a family. Outside of each of the units provide a covered entertaining area, the ideal space to relax and unwind or host a number of guests. With plenty of room for gardens you're able to add a splash of colour should you desire, to compliment the yard space on offer which is also utilises a water tank. Perfectly situated in one of Toowoomba's best pockets, this home is in close proximity to Lake Annand Park while also being within walking distance to St Joseph's College & Centenary Heights State High School. Be sure not to miss out on this fantastic investment opportunity before it's gone! General Rates: \$2,168.29 per half year (combined) Water Rates: \$322.34 per half year Total Rent: \$760.00 per week (\$380 each unit)