

**9/2 Logie Street, Toowoomba City, Qld 4350**



**Sold Unit**

Wednesday, 25 October 2023

9/2 Logie Street, Toowoomba City, Qld 4350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



James ODonohue  
0488144347



Shaun Blackburn  
0490499194

**\$223,000**

Welcome to Unit 9, 2 Logie Street-a sanctuary in the heart of Toowoomba City. Nestled in a quiet complex, this spacious two-bedroom unit is a stone's throw from key city landmarks, setting a new standard for affordable urban living for both first-time buyers and savvy investors. Quick Features:- Potential 6.5%+ gross return on investment on offer!- Single level unit, located on the second level- Covered entrance patio- 2 good sized carpeted bedrooms, each fitted with built-in robes- Spacious open plan living area- Centrally located kitchen equipped with an electric stove, single bowl sink plus plenty of bench space and cupboards- Neat and tidy bathroom home to a shower and generous vanity- Separate toilet for added convenience- Internal laundry with single wash tub- Security screens fitted to doors and windows- NBN connection- Single vehicle carport- Stable rental income of \$275 per week secured until February 2024- Recently rent appraised at \$300 - \$310 per week When it comes to location, you couldn't ask for better. With Queen's Park, Cobb + Co Museum, an eclectic mix of cafes and dining spots, and Grand Central Shopping Centre all within walking distance, you'll never run out of things to do over the weekend. Weekday life is also simplified with quick access to Tafe, Toowoomba CBD, and the Mills Precinct. The unit itself is a masterpiece of practical design. Featuring two large, carpeted bedrooms with ample closet space and a vast communal living area. The kitchen, positioned at the heart of the home, is fitted with an electric stove, single bowl a sink and copious storage and counter space. The bathroom is streamlined for quick mornings, complete with a standalone shower and generous vanity. A separate toilet and an internal laundry make this unit a self-reliant living space. The front patio is the perfect nook for your morning brew, and the allocated carport near the unit adds an extra layer of privacy and security. The complex itself is impeccably managed and has a harmonious mix of residents and renters. Investor Alert: Due to its enviable location, this unit maintains a steady renter interest. The property is currently rented for \$275 per week, with the lease expiring in February 2024. Our property management team has recently appraised the property at \$300 - \$310 per week, subject to market conditions. Quarterly Body Corporate fees stand at an approximate \$597.31 (\$546.20 after discounts). Don't hesitate, properties like this are snapped up quickly. For your convenience, Team Elevate is available 7 days a week to arrange your private viewing. General rates: currently \$1,061.88 net per half year Water rates: currently \$314.95 net per half year plus consumption Property Built: Approx. 1970's