

**19 Ascot Street, Newtown, QLD, 4350**



**Block Of Units For Sale**

Saturday, 12 October 2024

19 Ascot Street, Newtown, QLD, 4350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Block Of Units**



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## Exceptional Investment Opportunity - Five-Unit Complex in Prime Newtown Location

19 Ascot Street, Newtown, presents a rare opportunity to secure a high-performing five-unit complex on one title. Located just 4 minutes from the Toowoomba CBD and close to St Andrews private Hospital, major shopping centres, schools, parks, and the new hospital precinct, this gated complex is ideally positioned for long-term tenant demand.

Each unit offers two bedrooms, one bathroom, open-plan living, and a second rumpus room, providing comfort and flexibility for tenants. With solid brick construction, iron roofing, and long-term well-maintained tenants, this property generates strong rental returns.

With significant potential to add value through renovations or improvements, 19 Ascot Street is a prime investment with excellent rental returns and future growth prospects. Secure this sought-after complex and expand your portfolio with confidence.

At a glance:

Five units on one title - Easy management, reduced costs, multiple income streams.

- Gated brick complex - Secure and low-maintenance.
- Iron roof - Durable and weather-resistant.
- Individually metered - Tenants cover utilities, reducing owner costs.
- Prime location - High demand area close to CBD, hospitals, and shops.
- Two bedrooms - Spacious accommodation for tenants.
- One bathroom - Functional layout for easy living.
- Open-plan living - Enhances space and comfort.
- Rumpus/second living - Original carports have been converted, providing additional living space & flexibility (except unit 2).
- Separate extra large laundry - Practical and convenient.
- Separate toilet - Privacy and functionality.
- Long-term tenancies - Secure and reliable income.
- Strong rental returns - Stable income with room for growth.
- Opportunity to add value - Potential for upgrades to increase returns.

Tenancy Details:

Unit 1 - Current lease at \$285 from 15/07/2024 - 01/12/2024

New Lease at \$335 from 02/12/2024 - 02/05/2025

Unit 2 - Current lease at \$320 from 05/06/2024 - 04/06/2025

Unit 3 - Current lease at \$285 from 24/11/2023 - 20/01/2025

Unit 4 - Current lease at \$285 from 03/04/2024 - 07/04/2025

Unit 5 - Current lease at \$315 from 28/09/2024 - 27/09/2025

Total gross rental income: \$1490/week (equates to \$77,480/annum)

Useful Information - Recent General Rates: \$4,157 net 1/2yr

- Recent Water Access: Generally \$335.77 net 1/2yr, all units individually slave metered

- Local Government Area: Toowoomba Regional Council

- Allotment Size: 1498 Sq Mtrs

- School catchments: Newtown State School (Prep to Year 6), Wilsonton State High School (Year 7-12)

Suburb Snapshot: Newtown, Toowoomba

Newtown is a vibrant and well-established suburb located just minutes from the heart of Toowoomba. Known for its charming character homes and leafy streets, Newtown offers residents a blend of historic charm and modern convenience. With close proximity to major shopping centres like Grand Central, Clifford Gardens, and Wilsonton, as well as respected schools and parks, it's a popular choice for families, professionals, and retirees alike.

The suburb boasts excellent healthcare access, with St Andrews Hospital and the emerging general hospital precinct nearby, enhancing its appeal to tenants and homeowners. Newtown's convenient location, just 4 minutes from the CBD, makes it a highly sought-after suburb with strong demand for both rental and owner-occupied properties.

Newtown has maintained its community atmosphere while benefiting from steady growth, making it a desirable suburb for investors and homebuyers seeking long-term value.

What's Close By:

- Toowoomba CBD - 4 minutes (2.5 km)

- St Andrews Hospital - 3 minutes (1.4 km)

- Grand Central Shopping Centre - 6 minutes (3 km)

- Clifford Gardens Shopping Centre - 4 minutes (1.9 km)

- Wilsonton Shopping Centre - 7 minutes (3.2 km)

- New Toowoomba Hospital Precinct - 5 minutes (2.5 km)

- Toowoomba Base Hospital - 5 minutes (2.6 km)

- Queens Park - 7 minutes (3.7 km)

This incredible opportunity will not last long! Contact Chan De Silva (0438 900 376) and Lochie Wagner (0421 875 477) to arrange inspection today.

Disclaimer: Every effort has been made to ensure the accuracy of the information provided; however, we encourage you to independently verify all figures, measurements, and details. We accept no liability for any errors, omissions, or inaccuracies. Prospective purchasers should make their own enquiries to confirm the information contained in this listing.