

**35 Hill Street, Toowoomba City, Qld 4350**



**Block Of Units For Sale**

Thursday, 11 July 2024

35 Hill Street, Toowoomba City, Qld 4350

**Bedrooms: 12**

**Bathrooms: 8**

**Parkings: 8**

**Area: 2034 m2**

**Type: Block Of Units**



Kylie Nielsen  
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## Offers Above \$2,150,000

On one title & one level this complex of eight (8) units are very low maintenance. If you are looking for a great return-on-investment – this, is it! In these seemingly endless days of depressing news – interest rate hikes, wars, fuel prices, housing crisis & now – occasionally ... just occasionally, very occasionally a little ray of sunshine appears. What we call in real estate, a RARE! find... This property has served the owner faithfully for years and now it is time to pass the baton. A brilliant complex of eight (8) ground level units on the fringe of the city fringe... Four (4) units have 2 bedrooms, bathroom, & open plan kitchen/dining/living & four (4) units have one (1) bedroom, bathroom, open plan kitchen/dining/living, and all units have built-in carports. All units are generous in size, with good storage and abundant natural lighting. Internally, most units have been updated and in exceptionally well-maintained condition – and herein lies the greatest prospect for benefit and growth. Think of the complex as a 'blank canvas you can leave 'as is' and just keep collecting the rent, OR when opportunities arise, use your fresh ideas, combined with enthusiasm, to revitalise and rejuvenate what will remain a rarity in this location. Reap the rewards of an ever-increasing population, the resultant higher rents and with long-term capital gain assured. Rarely does a cluster of multi-unit dwellings of this calibre become available just a few minutes' walk to the CBD. Email [kylie@spp.net.au](mailto:kylie@spp.net.au) for more information including lease details & council rates. NOTE: on one title – NO Body Corporate Fees\*\*\* Please note inspections By appointment ONLY - with tenanted homes, we must give advance, written notice for access and inspections. Allow at least 48 hours for any inspection requests – and respect that this is the tenant's home. Please call to arrange. Also NOTE: With long term tenants in place, privacy protocols do not allow me to take internal photos without written consent from tenants. The photos showing online are 'actual' external and internal photos, taken 8th July 2024. The units are 'lived-in' and mostly in 'original' condition. The complex is overall, well maintained by both tenants and current owners and in good order for their age. Once all tenancies have been renewed the annual rental income will be \$139,360/yr