

75 Wagner Street, Oonoonba, Qld 4811

Block Of Units For Sale

Saturday, 29 June 2024

75 Wagner Street, Oonoonba, Qld 4811

Bedrooms: 7

Bathrooms: 5

Parkings: 6

Type: Block Of Units



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Expressions of Interest !

Unique Complex: Two Titles: Amazing Investment Opportunity ! You can purchase the front 3 bedroom, 1 bathroom, 2 carpark residence! You can purchase the rear duplex containing two executive residences with 2 bedrooms, 2 bathrooms, 3 toilets, 2 carparks, custom cabinetry and large living spaces! OR YOU BUY BOTH !!! The sellers are moving forward with other property opportunities - This opportunity is now here for you ! Please do be sure to click on FLOORPLANS and AERIAL Photos and Google Maps in order to understand the magnitude of this property opportunity! Please see how close to the city and so many other features! Loads of information available to you including: Townsville City Council Rates Notices (x 2), Sellers costs for Insurance (consider your own circumstances) , Rental appraisals for current market conditions Stunning, Modern Duplex 75 Wagner Street Oonoonba: (Builders Warranty remaining: Construction Approvals 2021) You will adore the Executive Unit Features (duplex) :THE GROUND FLOOR is a stand out feature very rarely found in Townsville: the entire ground floor creates accessibility for multiple vehicles, creates a wonderfully secured playroom for children, gym location for training and so much more. • Remote control garage door provides convenient access to your home all year round• Internal access from the garage to the ground floor living space + sealed with solid timber doors and deadbolts• Concrete paths for side access and simple gardens • High quality vinyl planking through the living areas (tiles in all bathrooms, toilets and laundry) • Enormous walk-in Pantry / Storage room• Ground floor separate toilet• Spacious laundry with external access to the rear yard• Kitchen : executive electrical appliances throughout, stone bench tops, under-bench microwave, sink views out to the rear patio, generous overhead & under-bench custom made cabinetry, dishwasher and so much more• Side glass sliding doors enable you to exit the dining area to the gardens• Stunning modern internal staircase allows you to reach your bedroom spaces and all the other areas on the second floor• Custom built cabinetry throughout• Custom window coverings including dual blinds for transparent and blockoutTHE FIRST FLOOR features:-• A private breeze way is at the top of the stairwell - a wonderful place for a morning coffee• Two large bedrooms capture loads of natural light• Custom window coverings including floor to ceiling sheer curtains• Phenomenal wardrobe spaces custom built• Superior bedroom features high quality ensuite • Main bathroom boasts separate toilet for convenience full size bathtub• Built in glass shaving cabinets with power points giving additional storage• Generous linen cupboard Other features you will love: • Security screens feature on windows and doors • Fully Air-conditioned - Ceiling Fans Throughout• Smoke Alarm Compliance • Builders Warranty• Fully fenced rear and side yard - great for pets and children• Irrigation for the rear yard• Privacy screens for waste bins elevates the executive nature of this complex• Spacious concrete driveway and turn zones make parking easy• Established trees shield the front residence LEASE INFORMATION :75a Wagner St, OonoonbaRent: \$490pw/ Bond: \$1960Lease: 11 July 2023 to 5 August 2024New Lease agreement signed : is currently under negotiation between \$530 - \$54075b Wagner St, OonoonbaRent: \$490pw/Bond: \$1960Lease: 26 October 2023 - 23 October 2024Estimated Rental Return : \$520 - \$540 per weekFRONT TITLE : Amazing Property ! Wonderfully charming Qlder you will adore. This Charming older lady is a home to call your own. Fully fenced, Qlder charm, great storage under the home, amazing gardens and so much more ! • Remote control double garage door provides ease to slide behind your own home and secure the outside life behind you • Under-house storage and space for workshops and so much more• Fully fenced yard space which is generous at the rear • Timber floor boards though-out (except bathroom)• Airconditioning will keep this wonderful lady cool• New cabinetry in the bathroom compliments the shower over bath• This property is loved by the current homemakers LEASE INFORMATION :77 Wagner St, OonoonbaRent: \$400pw/Bond: \$1600Lease: 12 December 2023 to 9 December 2024Rental Appraisal Next Lease : \$420 - \$450We are here to help you! In the link we can send you, you will see the transparency of the sellers and their desire to give you everything you need to know Jools Munro & Craig Allom are very proud to be assisting the sellers to bring this investment opportunity to the market. Jools & Craig are blessed to be available 7 days a week and are here to help you understand how to make this asset ... YOURS !