

**U1 and U2 / 4 Melanie Street, Cotswold Hills, Qld  
4350**



**Block Of Units For Sale**

Sunday, 23 June 2024

U1 and U2 / 4 Melanie Street, Cotswold Hills, Qld 4350

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 2**

**Type: Block Of Units**



Jacqui Walker  
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## Offers from \$499,000 EACH

UNDER 2 YEARS OLD AND SELLING WITH INCOME - strata-titled only 1.0km to Aldi - Harsha Kumarasinghe for The Jacqui Walker Sells Team presents this opportunity to SEIZE ONE OR BOTH UNITS HERE! ASSET QUICK GLANCE:- Total of 2 Units here, mirror-image- Each Unit on Separate Titles::: Strata-Titled!::: Option to BUY ONE OR BOTH- Floorplan: 2 x 3/2/1::: Units approx 130 Sq Mtrs each- Anticipate gross rent yield 4.58% p.a.::: We've calculated this by doubling Unit 1's current income, on the basis that Unit 2 would be rented for the same amount::: Unit 1 currently earns \$440.00 per week::: Long, fresh 12 MONTH LEASE just signed, thru to Late May 2025::: Forecasted total weekly income \$880.00 per week::: Forecasted annual income \$45,760.00- No Body Corp fees, zero::: You're in full control here if you buy both::: If the Units are split, generally the building insurance is shared with the other Owner- Lowset brick, iron roof, in-vogue colour tones, fresh street appeal INSIDE DEEP-DIVE:- Identical mirror-image floorplans- Ideally facing NORTH-to-street- Open-plan Lounge and Dining::: With reverse-cycle AIR ::: Sliding doors lead to UNDER-ROOFLINE, PRIVATE Covered Outdoor Entertaining Areas- Contemporary Kitchens overlook these lovely spaces::: STONE SURFACES to kitchen counters::: The ISLAND COUNTER you want::: Electric induction stoves::: Electric ovens::: Extraction fans::: 2-bowl sinks::: Ample recesses for family-size fridge/freezer::: Family-size pantries and all the additional cupboards you could need- Discover all this in each Master Bedroom::: WALK-IN ROBE and ENSUITE and R/C AIR- Each Unit offers 3 Bedroom Units total, each with Ceiling Fans and Built-In Robes- Bathtub, vanity, separate shower and toilet to each Main Bathroom- Auto INTERNAL single garage to each Unit::: Laundry zone in each garage- These mirror-image Units share a wall between the garage, kitchen, WIR and ensuite WHAT'S NEARBY?- 1.0km to Aldi- 1.5km to Fairview Heights State Primary School- 2.9km to Wilsonton State High School- 3.1km to Wilsonton Shopping Centre- 3.8km to Glenvale Christian School- 5.9km to Clifford Gardens Shopping Centre- 7.0km to Grand Central Shopping Centre / CBD TO WOOMBA ECONOMIC SNAPSHOT:- Toowoomba region population approx. 170,000- Toowoomba has a gross regional product of \$11.56 billion- Toowoomba is the gateway to the west::: Abundant gas and oil resources::: Significant rural wealth- Inland city showing huge growth::: \$1.6 billion Second Range Crossing completed 2019::: \$500m QIC Grand Central Shopping Centre upgrade completed 2017::: International Freight Airport::: Airport Industrial Park::: Regional Data Centre- 80 mins drive to Brisbane, flights available- Under 2 hour drive to Gold Coast 5 TOP REASONS TO BUY HERE: Selling with a long lease ... the valuable strata-titles selling separately or together ... the proximity to Aldi ... the attractive street appeal ... the emphasis on open-plan living. YOUR NEXT BEST STEP IS TO SEE! TO HELP YOU DO THAT, The Jacqui Walker Sells Team is standing by right now for your inquiry or call. INSPECT THIS COTSWOLD HILLS CHAMPION HIT NOW! \*\*\*\*\* HELPFUL INFO courtesy of The Jacqui Walker Team:- Recent General Rates and Charges: \$1,103.57 net 1/2 yr per Unit- Recent Water Infrastructure Charge: \$315.29 net 1/2 yr per Unit + consumption- Body Corp: Nil; in the event Units are sold separately, generally the Owners would share the building insurance- Orientation-to-street: North- Local Government Area: Toowoomba Regional Council- Real Property Description, Unit 1: Lot 1 on Survey Plan 310316- Real Property Description, Unit 2: Lot 2 on Survey Plan 310316- State School Zone: Fairview Primary, P-6; Wilsonton High, 7-12- Disclaimer: All care taken, however you are encouraged to independently verify all figures and indications.