

27 Myrtleford Crescent, Cambooya, QLD, 4358



Duplex Semi-detached For Sale

Sunday, 8 September 2024

27 Myrtleford Crescent, Cambooya, QLD, 4358

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Duplex Semi-detached

Modern, Set and Forget Duplex Opportunity!!

This modern, well-appointed duplex on one title which is currently renting for a combined \$750per/week, is the perfect choice for the investor looking for a set and forget investment property to add to their portfolio in a growing suburb.

Unit .1. Air-conditioned kitchen/living/dining at the rear of the unit that opens onto an underroof entertaining area, with the kitchen featuring stone benchtops including breakfast bar and electric appliances including dishwasher. Three built-in bedrooms with ceiling fans (main with walk-n wardrobe and air-conditioning), two nicely appointed bathrooms including ensuite to main bedroom and family bathroom with shower, bathtub and separate toilet, and a single lock-up remote garage with laundry at rear.

Unit .2. Air-conditioned kitchen/living/dining space at the rear of the unit, with the kitchen featuring stone benchtops and electric appliances including dishwasher. One bedroom with walk-in wardrobe, ceiling fan and ensuite bathroom, and a single lock-up remote garage with laundry at rear.

Positioned on a large 750m² fenced allotment providing generous/private rear yards to each unit (Unit 1 with rear yard vehicle access) and located in a quiet position in a modern Cambooya estate only a short 25-minute drive to Toowoomba and 2km's to Cambooya State School, convenient store and the famous Bull and Barly Inn, this quality investment is not to be missed!!

- Modern duplex on one title returning a combined rent of \$750per/week
- Unit .1. \$430per/week to 22/08/25, Unit .2. \$320per/week to 09/08/25
- Unit .1. offers 3 x bedrooms, 2 x bathrooms and single remote garage
- Unit .2. offers 1 x bedrooms, 1 x bathroom and single remote garage
- Each unit with large/private rear yards, tenants responsible for lawns
- Each unit with air-con to living rooms, unit 1 also has air-con to main
- Electric appliance including dishwashers and ceiling fans to bedrooms
- 25-minute drive to Toowoomba, 2km's to Cambooya School, Store and Pub