

508 Alderley Street, Harristown, Qld 4350



Duplex/Semi-detached For Sale

Sunday, 23 June 2024

508 Alderley Street, Harristown, Qld 4350

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Type: Duplex/Semi-detached



Ian O'Donnell

'Offers OVER \$668,000'

Rarely do Multi-Unit Dwellings of this calibre become available ... especially in a quality up-and-coming location! Could suit an Owner Occupier OR Investor – there are many options ... read on. Selling as a single allotment of land @ 587sqm – with two good size Home Units, on one title. Unit 1:- Recent renovation internally ... updated kitchen and bathroom. Painted throughout. New carpets. This home is currently vacant, to allow easy access for inspections – and allows you to move in at settlement OR we can organise a quality tenant. There are: - Two (2) good size built-in bedrooms. Open-plan kitchen - loads of cupboards & benchspace and separate dining/meals area. Roomy lounge with good natural light. Sparkling updated bathroom. But wait, there's MORE ... a really roomy private courtyard and under-cover out door area PLUS, the corner location allows 'private' access to the back yard – and room for a caravan annex or a big shed/workshop. Fully fenced. Unit 2: - Three (3) bedrooms – all with built ins. Freshly laid carpets. Good kitchen with recently new under-bench oven, sleek ceramic cooktop - loads of cupboards & benchspace and separate dining/meals area. Roomy lounge (with reverse cycle air-conditioning. Again, a sparkling recently refurbished bathroom. Strong and growing gross rental income ... at just under \$850/week. An Owner controlled complex – so NO Body Corporate fees. All this, and oh so close proximity to all major amenities:- Just a short walk to the convenient Tower Shopping Centre. The Middle Ridge Shopping Precinct (Coles, Woolies, Aldi, Harvey Norma, BigW & many more), The Southern Hotel, The 7 Springs Medical Centre, Restaurants and take-away are all close by. Harristown Park and the iconic Smithfield Park are just around the corner. The City Golf Club is just a short drive. And YESSSSS ... it is in the Harristown High School catchment PLUS walk to Harristown State, St Anthony's Primary, Concordia College. The University of Southern Queensland & Darling Heights Primary are close by. PLUS, very close to the rapidly developing Anzac Avenue Light Industrial precinct (Bunnings West, Wagners, Boral, Pacific Seeds, etc) AND on the 'right' side of Toowoomba for an easy commute to the massive, burgeoning 'Toowoomba Enterprise Hub' – an area encompassing an International capable Airport, Aviation Services (Qantas Pilot Training facility & Boeing Factory), AeroSpace Industry (Virgin Orbit - Satellite launch site) Hydroponics for Export, InterLinkSQ (site for largest Inland Port in Australia) etc, etc ... Brilliant opportunity in an excellent position ... LOCATION with a capital 'L'!!! Giddy up ... all-in-all a solid 'inflation-busting' investment with loads of upside!!! RENTAL APPRAISAL: U1 leased @ \$430/week. Lease started 21 June 2024 U2 (currently vacant to allow easy access) – appraised at \$410 - \$420/week. GENERAL RATES: \$1,689.05 nett half year WATER ACCESS: \$315.29 nett half year - Note: Units are not individually metered. LAND SIZE: 587 sqm*** Both homes are Smoke Alarm Compliant.