

12 Groom Street, East Toowoomba, Qld 4350



House For Sale

Tuesday, 2 July 2024

12 Groom Street, East Toowoomba, Qld 4350

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 822 m2

Type: House



Mel Spencer
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Auction

Get ready to be swept off your feet by this historic colonial home containing three flats in the heart of East Toowoomba. Perfectly positioned near Queens Park and the bustling City centre, this property comprises three flats and boasts 5 bedrooms, 3 bathrooms, and 3 parking spaces in total. With its established land status, this property holds incredible potential. Don't miss the chance to secure a piece of East Toowoomba's history at the upcoming auction on 23 July 2024. This is the ideal opportunity to secure this unique property and to explore the fantastic investment potential of this tightly held family investment. Current rental return is \$605pw. New rent appraisal for the total three units \$810-\$880 per week Features: • New kitchen in unit one • Built in Wardrobes • Ceiling fans • Reverse cycle air conditioners • Broadband / NBN • Security Screens • Fenced Perimeter • Carport You won't find a better location than East Toowoomba! This property offers an incredible opportunity to own real estate in a vibrant and sought-after area. With its beautiful scenery, and easy access to top quality schools and amenities this property presents an unparalleled investment opportunity. Call for full tenancy and inclusion details. Must be sold at auction with the Vendor liquidating his assets! Rates: Approximately \$3,370.99 per half year Water Access: Approximately \$315.29 per half year AUCTION DETAILS: 23rd July 2024 from 6.00pm Ray White Toowoomba, 580 Ruthven Street Can't attend in person? Watch the auction online! <https://raywhitetoowoomba.com/watch-our-auctions-live>