

7 Daisy Court, Middle Ridge, QLD, 4350

House For Sale

Saturday, 31 August 2024



7 Daisy Court, Middle Ridge, QLD, 4350

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



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Selling With Rental Income in a Leading Toowoomba Suburb.

INVITING OFFERS OVER \$695K in a leading Toowoomba suburb, this MIDDLE RIDGE home is classically and warmly presented - among neighbouring quality homes - by Harsha Kumarasinghe for The Jacqui Walker Sells Team.

INVESTOR QUICK GLANCE:

- Tenanted until March 2025
- Currently earning \$485.00 per week
- That's a 3.62% p.a. gross rent return
- Harsha's believes that, at next lease renewal, the property is ripe for a market-value rent rise

INSIDE WALK-THRU:

- Floorplan fast flyover: 3 Bedrooms, 2 Bathrooms, attached Single Garage
- Security screen to front door, with designated yet open Entry Area
- Carpeted Formal Lounge Room, with lovely south outlook to street
- The Kitchen is the heart of the home
 - ::: Overlooks Family Room
 - ::: Stainless-steel DISHWASHER
 - ::: Double sink
 - ::: Gas stove
 - ::: Wall oven
 - ::: Microwave recess
 - ::: Corner pantry
 - ::: Recess for a large fridge
- Family Room
 - ::: With reverse-cycle AIR CONDITIONER
 - ::: Easy-flow to large covered ENTERTAINING AREA
- Designated yet open Dining Room

FOR REST AND REJUVENATION:

- Master Bedroom
 - ::: With reverse-cycle AIR CONDITIONER
 - ::: ENSUITE with Shower, Toilet, Vanity
 - ::: Built-in robe
- Total of 3 Bedrooms at this home
 - ::: Each with Built-in robes

- Main Bathroom with bathtub, shower and vanity
- Private Main Toilet
- Laundry Room with washtub and space for 2 appliances
- Attached Single Garage
- 125 Sq Mtrs under the internal roofline, total approx.

DISCOVER OUTSIDE:

- 690 Sq Mtr Allotment
- ∴ South-facing allotment
- Lovely CUL-DE-SAC position, just 60 metres above sprawling PARKLANDS
- Lovely covered ENTERTAINING AREA
- Fenced backyard
- Neat, well-established gardens
- Handy GARDEN SHED

SO WHAT'S NEARBY?

- Wow! Just 60 metres to sprawling Storys Farm Parklands
- 950m to Gabbinbar Primary School
- 1km to Spar Express convenience shopping
- 1.7km to Aldi
- 1.8km to The Ridge Shopping World
- 2.2km to Kmart at Toowoomba Plaza
- 2.6km to Centenary Heights High School
- 3.5km to USQ
- 4.4km to Picnic Point
- 5.0km to Empire Theatre / CBD

WITH A VALUE PRICE-TAG FOR THIS LEADING LOCATION, Harsha says: ' This one's the one to see quickly !! '

YOUR OFFERS OVER \$695K BUY in PREMIUM MIDDLE RIDGE begins with a look, so Harsha is listening now for your call, text message or online inquiry right now. SEE VALUE FAST!

***HELPFUL DETAILS courtesy of Jacqui Walker Sells Sensational Moves:

- Built: Around 1993-1995

- Recent General Rates: \$1,730.30 gross BEFORE DISCOUNT net 1/2yr

- Recent Water Access: Generally \$315.29 net 1/2yr + use

- Local Government Area: Toowoomba Regional Council

- Real Property Description: Lot 201 on Registered Plan 850832

- Allotment Size: 690 Sq Mtrs

- Internet: Can connect to the NBN via Fibre-to-the-Premises technology, FTTP

- State School Zone: Gabbinbar Primary, P-6; Centenary Heights High, 7-12

- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.