

# 11 Cawdor Road, Highfields, Qld 4352

## Sold Serviced Apartment

Sunday, 23 June 2024

11 Cawdor Road, Highfields, Qld 4352

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Serviced Apartment**



Pauline OBrien-Wise

**\$900,000**

An amazing investment for someone who could also make it their "job"; net profit for last financial year was \$78,854.70. That is a fantastic return that can also be improved on. 2 gorgeous dwellings on 2583m<sup>2</sup> (just over half an acre) where it is a perfect dual living scenario or live in one of the homes and continue to let the other out as holiday letting or long term. There are 2 cottages; first the Oak is a timber cottage with so much character, has one bedroom, one bathroom with a spa bath, fireplace, front porch, gas cooking, air-con and a single carport. The "Forest" is a bit more on the modern side but still oozing character, with 2 bedrooms with their own bathrooms, including one disabled bathroom, each at opposite ends of the home. High timber ceilings, open fireplace, gas cooking, air-con and single carport. Additionally, there is plenty of room to extend one or both dwellings, with council approval, of course & possibly the Barn?? The ambience when you visit this place is truly amazing, so peaceful & private yet so close to town and facilities. Located in Highfields, a sought-after area 10 minutes north of Toowoomba with huge shopping centres and everything you need right there; no need to go into Toowoomba city. The highly sought after, short stay/holiday rentals, have generated a list of returning clients and growing, for someone else to capitalise on; reducing the cost of advertising and the potential to expand on that, if desired, is quite immense. In contrast, the 2 dwellings would also be sought after as longer-term rentals, particularly, for transitioning clients, waiting for their new home to be built or the like. The "Barn" is really a façade for where all the ground maintenance tools are kept, the laundry and linen storage for short stay holiday lets, but it adds beautifully to the character of the place. Contact me, Pauline O'Brien-Wise on [pauline@wisechoicerealty.com.au](mailto:pauline@wisechoicerealty.com.au) or 0417783016 for further assistance.