

# 1/128 Curzon Street, Rangeville, Qld 4350



## Unit For Sale

Wednesday, 10 July 2024

1/128 Curzon Street, Rangeville, Qld 4350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 104 m2**

**Type: Unit**



Robbie Witt



Tom Schatz  
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## Offers Over \$299,000

Positioned in the convenient location near to anything you might need, this quality unit within a quiet complex is sure to tick all of your boxes. Easy to maintain & suitable for an array of lifestyles including a first home buyer or investor, this tidy unit is currently rented until the 9th of September 2024, returning \$370p/w to provide a rental yield over 6%! Situated as one of the bottom units of the complex, this property is benefitted from a practical floorplan which guides you through the home. Featuring two bedrooms, a main bathroom, open plan living/dining space & single car accommodation, this residence is sure to be popular with tenants or homeowners alike. Each of the spacious bedrooms feature built-in wardrobes, with both being bathed in an abundance of natural light. Serving these rooms is the aforementioned main bathroom which makes use of a shower, bath & separate toilet, ideal for catering for the professional or small family. Situated as the heart of the home, the open plan living & dining area offers plenty of room while also connecting seamlessly to the outdoor space. Overlooking this part of the home is the practical kitchen, which has been updated to provide plenty of bench & storage space along with an electric cooktop, dishwasher and breakfast bar. Completing the property is the outdoor courtyard which overlooks the shared backyard space, perfect for kids to play. Located in fantastic location within minutes to the CBD, a range of shopping centres & a range of Toowoomba's best schools, this wonderful property ticks all the boxes for those looking for the perfect entry level property. - Rates: \$1,155.18 per half year- Water: \$335.75 per half year- Body Corporate: \$779.95 per quarter- Lease: \$370p/w until the 9th of September, 2024