

**1 & 2/1 Cleary Street, Centenary Heights, Qld 4350**



**Unit For Sale**

Wednesday, 26 June 2024

1 & 2/1 Cleary Street, Centenary Heights, Qld 4350

**Bedrooms: 4**

**Bathrooms: 2**

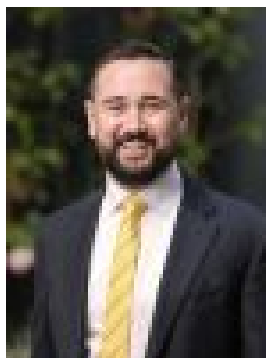
**Parkings: 2**

**Area: 883 m2**

**Type: Unit**



Sam Akers  
0459789581



Wade Lockrey  
0406996115

## Buyer interest above \$645,000

Inviting savvy investors, this quality duplex in the highly sought after location of Centenary Heights offers high yield potential and is not to be missed. This solid property is positioned on a quiet street, just footsteps to local shops and minutes from the Toowoomba CBD. Tightly held by the original owner since being built, the units are not strata titled and would make the ideal addition to your portfolio. The site would also suit a long term hold and future redevelopment with a modern duplex design. Our EPOA's instructions have been clear, this property will be sold. At a glance • Unit 1 currently rented for \$370 per week, lease ending 03/02/2025 - Appraised at \$390 per week • Unit 2 currently rented for \$350 per week, lease ending 19/08/2024 - Appraised at \$370 per week • Future redevelopment potential • Not strata titled • Reverse cycle air conditioning in both units • Updated kitchens in both units • Large well kept and yards, and fully fenced • Centenary Heights State High School catchment zone • Original owner since being built Rates: Approximately \$1915.23 per half year Water Access: Approximately \$315.29 per half year