

2/3 Whitefield Street, Glenvale, Qld 4350



Unit For Sale

Tuesday, 2 July 2024

2/3 Whitefield Street, Glenvale, Qld 4350

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Unit



Jacqui Walker
0746386100



Harsha Kumarasinghe
0746386169

Offers from \$495,000

SELLING WITH A 4.62% GROSS ANNUAL RENT YIELD and larger with 3 BEDROOMS, Jacqui Walker invites you to discover this HALF-DUPLEX Investment Unit in Glenvale, with air-conditioned open-plan living. INVESTOR ADVANTAGES here:- Built 2018, this leaves years and years of maximised tax depreciation benefits- Selling with income from Day 1- Ideal NORTH-FACING to street WHO'S WHO?- Currently tenanted- The Investor Buyer can bank on \$440.00 per week thru to March 2025 DIVE IN! Let's flyover the fabulous floorplan:- Total of 129 Sq Mtrs under roofline- Quick glance: 3 Bedrooms, 2 Bathrooms, 1 Garage- Private arrival home via INTERNAL AUTOMATIC Single Garage- Front Porch- Formal Entry- Total of 3 Bedrooms:: Privately positioned MASTER SUITE:::: With ceiling fan:::: Deep WALK-IN ROBE:::: ENSUITE with shower, vanity and toilet:: Bedrooms 2 and 3 are privately set toward the front of this Unit:::: Each with ceiling fans:::: 1 with built-in robe- Unwind across the SPACIOUS open-plan Dining and Living Room:: With reverse-cycle air conditioning:: Lovely EAST aspect ensures this relaxing area is light, bright and airy- The spacious and contemporary Kitchen overlooks this space:: STONE SURFACES to counter:: Corner pantry:: Electric oven:: Electric induction stove:: Extraction fan:: Fridge recess:: Microwave recess:: Double sink:: Dishwasher- Main Bathroom with bathtub, separate shower and vanity- Private Main Toilet- Laundry Room with washtub, appliance space, and easy access to clothesline via sliding glass door- Useful Linen Cupboard OUTSIDE DISCOVER:- Value-adding UNDER-ROOFLINE Outdoor Entertaining Area:: This flows from the Living Room- Wide, PRIVATE, fenced backyard- Handy side access- Brick construction, with Colorbond roof- Neat street appeal WHAT'S IN THE AREA?- 1.2km to Glenvale Christian School- 1.3km to Club Glenvale- 1.6km to Toowoomba Showgrounds- 1.6km to Glenvale Primary School- 1.9km to Glenvale Park- 2.8km to Coles Glenvale- 2.9km to Darling Downs Christian School, via Alistair St- 4.3km to Clifford Gardens Shopping Centre- 5.7km to Harristown State High School- 5.9km to Eustondale Golf Course- 6.2km to Grand Central Shopping Centre / Toowoomba CBD SELLING WITH INCOME, still feeling near-new and offering years and years of maximised tax depreciation benefits, this one is GLENVALE GOLD! EVERY DAY AND EVERY NIGHT, The Jacqui Walker Sells Team is ready to answer your questions. You're welcome to text, call or message anytime. PLAN TO SEE, PLAN TO GAIN! ***USEFUL INFO courtesy of The Jacqui Walker Sells Team:- Body Corp: Nil, at this Half-Duplex. Just share the cost of Building Insurance with your neighbouring half-duplex Owner.- General Rates and Charges: Generally for Units in Glenvale, around \$1,160.00 net 1/2 yr- Water Infrastructure Charge: Generally \$315.29 net 1/2 yr + consumption- Real Property Description: Lot 2 on Survey Plan 279868- Orientation-to-Street: North- Local Government Area: Toowoomba Regional Council- Queensland State School Catchment Zone: Glenvale Primary, P-6; Harristown High, 7-12- Disclaimer: All care taken; however, you are encouraged to independently verify all figures, measurements and indications.