

# Unit 3/35 Perth St, Rangeville, Qld 4350



## Unit For Sale

Tuesday, 21 November 2023

Unit 3/35 Perth St, Rangeville, Qld 4350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 129 m2**

**Type: Unit**



Jen Taylor

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## Offers Invited

Located in a boutique complex of 4, you will find this sensational investment opportunity, offering a convenient and secure lifestyle. Featuring: - 2 spacious bedrooms – both with built ins. - 1 bathroom. - Modern & spacious open plan living with air con. - Quality & chic kitchen with gas cooking + dishwasher. - East facing alfresco area. SLUG. - Built by Millenium Homes in 2014. - Long term Tenant in place on a lease until December 2024 @ \$380 pw. - Body Corp: approx. \$580 per quarter. - Council Rates: \$1,103.57 net 1/2 year. - Water Rates: \$315.29 net 1/2 year. This enviable location is surrounded by the best that Toowoomba has to offer and there's absolutely no doubt that this wonderful unit is positioned in one of our most exclusive suburbs. This is your chance to enter this tightly-held blue ribbon community. Call Jen today to arrange your viewing. Disclaimer: whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or agent as to their accuracy. Interested parties should not rely on these particulars as representations of face but must instead satisfy themselves by inspection or otherwise Property Code: 1243