

3/9 Grace View Street, Darling Heights, Qld 4350



Unit For Sale

Tuesday, 14 November 2023

3/9 Grace View Street, Darling Heights, Qld 4350

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Jacqui Walker
0746386100



Harsha Kumarasinghe
0423672332

\$525,000

JACQUI WALKER says 2 TYPES OF PEOPLE WILL LOVE THIS UNIT, with spacious open-plan living and dining room featuring DUCTED AIR, floating floors and perfect colour tones. SO WHICH ONE ARE YOU?- Owner-Occupiers: MOVE-IN THIS COMING JANUARY!- Investors: near-new Unit in a special USQ-area pocket means EVERYONE will want to be your tenant::: Currently EARNING \$490.00 per week::: Until January 24, 2024::: The weekly income represents a 4.85% gross annual return::: Scroll far below for outgoingsFAST FACTS about the Floorplan and Area:- 2 Bedrooms, ENSUITE, Main Bathroom, Single Automatic Internal Garage- 900m to University::: Handy today ... great for capital gain tomorrow- Set on the upper-side of the street- The sprawling park is practically on your doorstepINSIDE DISCOVER:- Premium DUCTED AIR - Spacious open-plan living and dining area::: You'll love the floating floors and perfect colour tones- Seamless flow to the outdoor ENTERTAINING area and private COURTYARD::: All the ENJOYMENT WITHOUT THE ENDLESS CHORES::: This covered area features floor tiles ... so sophisticated!- Designer kitchen featuring premium appliances and WATERFALL STONE COUNTER::: All the premium finishes you expect::: And DISHWASHER too, so you can put your feet up sooner- 2 bedrooms with built-in robes::: Main with ENSUITE hosting large shower, vanity and toilet::: Main privately set away from 2nd bedroom- Contemporary bathroom with bathtub, shower and vanity- Private main toilet- Euro laundry- Useful linen storage- And a private arrival home via the AUTO Internal Single GarageALL THIS IS NEARBY:- Thiess Park is practically on your doorstep- Intelligently positioned 900 metres to USQ- 1.4km to Oval at Ernest Peak Park- 1.6km to Darling Heights Primary School- 2.3km to Woolworths at Drayton Shopping Centre- 4.0km to Coles and Kmart at Toowoomba Plaza- 4.0km to Harristown High SchoolOWNER-OCCUPIERS will love this because they can have each and every feature here entirely for themselves. INVESTORS will appreciate this property because they'll leverage off the income and anticipated strong capital gain and near-new tax-depreciation benefits.DUCTED AIR: tick ... floating floors: tick ... perfect colour tones: tick ... spacious living area: tick ... 900 metres to USQ: tick.IT'S TIME TO INSPECT PERFECTION. To assist with this, The Jacqui Walker Sells Team is available to answer your questions or to book your look. We're ready for your call, SMS or online inquiry now. SEE!***ADDITIONAL DETAILS courtesy of The Jacqui Walker Sells Team:- General Rates: Approx \$1,103.57 net 1/2 yr per unit- Water Access: \$315.29 net 1/2 yr per Unit + consumption- Body Corporate: \$440.00 net per quarter per Unit- Local Government Area: Toowoomba Regional Council- Real Property Description: Lot 3 on Survey Plan 321950- Aspect To Street: South, slight south-west- State School Zone: Darling Heights Primary, Years 1-6; Harristown High, Years 7-12- Disclaimer: All care taken, however quoted figures and amounts are approximate only.