

4/8 Edward Street, Clifton, Qld 4361

Unit For Sale

Tuesday, 21 May 2024

4/8 Edward Street, Clifton, Qld 4361

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 104 m2

Type: Unit



Jules Coutts

0428258294

\$250,000

Clifton Court is highly sought-after and for good reasons. A solid brick block from when units were built to last, the location is second to none. Set back from a wide, leafy street, stand on the front lawn and look over to the Post Office and Clifton State School, with main street amenities just 50m away. Situated on the end of the block of four, Unit 4 faces north to the rear, and windows on three sides bring in an abundance of natural light to all rooms. Soaring timber lined ceilings with exposed beams in the living/dining/kitchen bring a sense of space and character not found in modern unit developments. Incredibly low maintenance with all the hard work already done for you. Ready for you to move straight in and make it your own or invest in a warm and welcoming community with great upside potential, both yield and growth. Freshly remodelled including internal painting Recently installed kitchen cabinets in as new condition Two spacious bedrooms with built-ins Air-conditioned lounge/dining area New LED light fittings, light switches, smoke alarms and power points Covered carport on title located by the front door 3 x 3m lockable garden shed on concrete slab Vinyl flooring throughout - hard wearing, easy to clean and feels great underfoot Accessibility entry ramp and handrail at front door recently installed by BlueCare New electric hot water system New laundry trough Rental Appraisal - \$275.00 - \$285.00/week Local Council: Toowoomba Regional Council Rates: \$896.02/net half yearly Water: \$231.59/net half yearly No Body Corporate Fees: \$605.00 building insurance annually Rubbish Collection: Weekly Mail Service: Daily Clifton is a popular choice of residence due to the town's conveniences, peaceful lifestyle and suitable location. This is a fantastic opportunity for either investors and owner-occupiers. For more information contact Jules Coutts, 0428 258 294.* Please note - some virtual staging photography has been implemented in advertising this property. Disclaimer: Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.