

6/58 Gordon Ave, Newtown, QLD, 4350



Unit For Sale

Monday, 23 September 2024

6/58 Gordon Ave, Newtown, QLD, 4350

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Unit



Ben Liesch

0400436802

Fantastic Townhouse - Excellent Location - Investors look no further!

This fantastic townhouse is now available to purchase and is a great opportunity for investors and owner occupiers alike! The unit itself is set within an impeccably maintained gated complex, boasting absolute comfort and security. Situated in a highly sought-after pocket of Newtown, only a few minutes' drive to the vibrant Toowoomba CBD and an abundance of shopping, medical and education facilities. This is an unrivalled opportunity, not to be missed and an absolute must on your inspection list!

Downstairs:

Upon entry, you are greeted by the well proportioned living and dining room, which seamlessly flows into the north facing kitchen, flooded with natural light and boasting ample bench space and storage, not to mention the quality electric appliances (Dishwasher, oven and cooktop). There is a single, remote lock-up garage with internal access, as well as a dedicated laundry and toilet. Step into your own private courtyard, with a concrete patio and grassed area (maintained by body corporate).

Upstairs:

Three well sized bedrooms, all of which boast built-in wardrobes and ceiling fans! There are two well appointed bathrooms on this level, both offering a great sized shower and a toilet. A large linen cupboard is perfect for storage, this certainly sets this unit apart from the rest!

Features include but aren't limited to:

- 3 Well sized bedrooms, all with built-ins and ceiling fans
- 2 bathrooms, with great sized showers
- Well proportioned living and dining room with air-conditioning
- Great, north facing kitchen, with ample storage and quality electric appliances
- 3 toilets in total
- Recently updated carpet throughout
- Internal laundry
- Single lock up remote garage with internal access
- Fully fenced, private courtyard
- Security screens to all external doors and windows
- Secure & gated complex
- Great tenant currently in place until 03/02/2025 returning \$370/week

For more information or to book your inspection, contact Ben on 0400 436 802 or Adam on 0411 560 343.

Rates: Approximately \$1155.18 per half year

Water Access: Approximately \$315.29 per half year

Body Corporate Approximately \$ 750.05 per quarter