

7/5 Joseph Street, Toowoomba City, Qld 4350



Unit For Sale

Thursday, 4 July 2024

7/5 Joseph Street, Toowoomba City, Qld 4350

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Jacqui Walker
0746386100



Chan De Silva
0438900376

\$360,000

CHAN DE SILVA for The Jacqui Walker Sells Team invites INVESTORS AND OWNER-OCCUPIERS to shortlist, see and select this top-floor INNER-CITY UNIT with Views, and 9 major highlights within 300-990 metres! WHO'S WHO?- Options here for Investors AND Owner-Occupiers- Currently earning rent on a PERIODIC LEASE:: This gives you tons of flexibility- For the Investor, currently earning \$370.00 per week:: Consider asking \$390.00 per week here on a fixed lease:: That's a 6.71% gross annual rent yield. Does your bank pay that?:: Get sums and outgoings far below- For the Owner-Occupier, is this your new Inner-City Address? So much is close by...LOCATION HIGHLIGHTS:- 300m to Herries/Ruthven intersection- 380m to Hooper Centre shops- 450m to Art Gallery- 500m to Ground Up Espresso Bar- 500m to City Library- 550m to Milne Bay Aquatic and Fitness Centre- 600m to Grand Central via Duggan Street- 600m to Empire Theatre- 990m to Queens Park- 1.6km to Twba North Primary School- 2.3km to Centenary Heights High SchoolVERY SPACIOUS, this 3rd Floor Unit features:- North-facing OUTLOOK from front BALCONY- Very LARGE OPEN-PLAN Lounge and Dining Room:: Positioned NORTH to capture the whole day's lovely passing sun:: With reverse-cycle air conditioning:: Take the challenge: can you find another 2 Bedroom Unit with this much floor-space?- House-size Kitchen:: With a stainless-steel DISHWASHER to save time:: Wall oven:: Electric cooktop:: Extraction fan:: Plenty of cupboards and prep space:: Double sink:: Fridge recess:: Microwave recess- 2 large Bedrooms:: Capturing southern city OUTLOOK across the 2nd BALCONY:: Each with built-in robes- Large Bathroom with SPA BATH, a separate shower and vanity- A private Toilet- Concealed Euro Laundry to Kitchen area:: Space for 2 Front-Loading Appliances above each other:: Washtub- Ample linen/storage Cupboard- And SECURELY-GATED UNDERCOVER basement level Carparking, with entry to garage via remote control/PIN, and stairs to this Unit3 MORE BENEFITS HERE:- No mowing, no yard-work ... Unit living gives you your weekends back!- Ample LINEN/STORAGE Cupboards here- And the best possible internet connection, with fibre to the premises not just the streetSPACIOUS INNER-CITY LIVING without sacrificing space - or NICE-YIELD INVESTING - has never been so good, and the OUTLOOK is great too!FOR YOUR CONVENIENCE, Chan De Silva is looking out for your call or message. Questions welcome. SHORTLIST, SEE AND SELECT SWIFTLY!***USEFUL INFO courtesy of The Jacqui Walker Sells Team:- Built: 2008- Approx. 81 Sq Mtrs including Balconies- Recent General Rates: \$1,103.57 net 1/2 yr- Recent Water Access: \$315.29 net 1/2 yr + use- Body Corp: Please confirm with Chan, however envisage around \$1425.00 per year inc Admin and Sinking Fund- Real Property Description: Lot 7 on Survey Plan 222420- Property Name: Joseph Lodge- Internet: Can connect to the NBN via Fibre-to-the-Premises technology, FTTP- State School Zone: Toowoomba North Primary, P-6 Centenary Heights High, 7-12- Local Government Area: Toowoomba Regional Council- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.