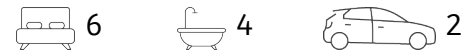




**Unit 1 and Unit 2 - Outstanding Investment opportunity awaits you in Harlaxton!!!**



## 12 Northpoint Avenue, Harlaxton

**Sold for \$720,000 (Aug 02, 2024)**

The opportunity has become available for an astute investor to purchase 12 Northpoint Avenue in Harlaxton, comprising of two modern tenanted units. Located within a short drive to the North Point Shopping Centre, Private and Public schools and local parklands.

This Duplex is sure to impress investors.

The total land area of 486sqm and the full duplex both Unit 1 and Unit 2 situated in a quiet cul-de-sac.

Other features Include: –

- Built in 2015
- Exterior – Brick veneer on slab with Colourbond roof
- Quality kitchen with Caesar bench tops, gas cooking appliances, dishwasher and double sink
- Three good sized bedrooms with built-ins and ceiling fans
- Master has ensuite and walk in Robe

<b>Property ID:</b>	L27035696
<b>Property Type:</b>	DuplexSemi-detached
<b>Building / Floor Area:</b>	100
<b>Garages:</b>	2
<b>Land Area:</b>	486.0 sqm

**John Rizqallah**  
0427 976 007  
john.rizqallah@toowoomba.rh.com.au

- Reverse Cycled air conditioner to main living area
- Single lock up garage with internal access & remote
- Internal Laundry in the garage
- Tiled flooring to main areas
- Linen cupboards
- Vertical Blinds
- Carpets to the bedrooms
- Flyscreens to windows and sliding doors
- Family sized bathroom
- Covered outdoor entertainment area
- Fully fenced (Colourbond)
- Low maintenance yard – Ideal for investors
- NBN – Fibre to the Premises (FTTP)

The sale of this duplex is for both Unit 1 and unit 2. They are not individually strata titled and you are buying under the one title.

Long term tenants who are both wanting to stay on.

Investors Take note:

Total combined Rental Return of \$730.00 Per week offering over 5.5% gross rental return.

Unit 1 -Lease in place from 5 Jul 2024 to 3 Jul 2025 currently paying \$370.00 per week

Unit 2 – Lease in place from 20th April 2024 to 18th April 2025 currently paying \$360.00 per week

Land rates half yearly nett: \$1613.84

Water Rates half Yearly nett: \$546.40

Location/Area Information:

Cafes/Restaurants – The Royal Hotel, Blue Mountain Hotel & Seasons on Ruthuen

Northpoint Shopping Centre, Northlands Shopping Centre, Heritage Oval, North Toowoomba Bowls Club & Toowoomba Velodrome

State School Catchments – Harlaxton SS & Toowoomba SHS

Nearby Private Schools – Downlands College, Holy Name Primary School & Sacred Heart Primary School

Parklands – Dr Alex Horn Park, Martin Klein Park, Mount Lofty Park, Andrew Street Park & Boyce Gardens

Public Transport (Bus) – Harlaxton School Stop (on Ruthven Street – 300m from residence)

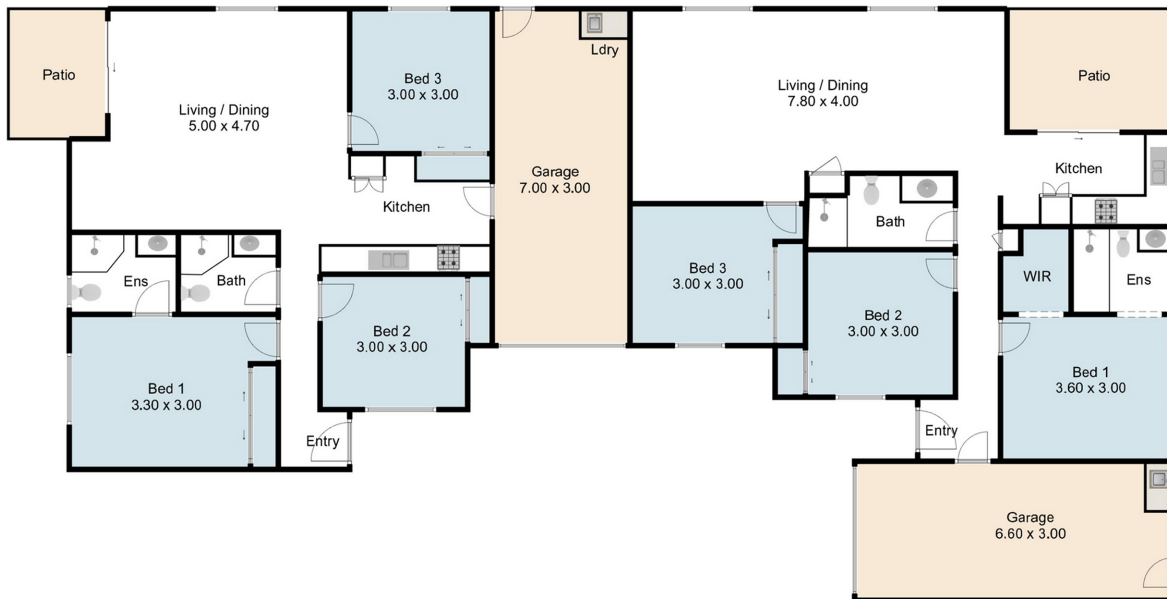
No open houses will be scheduled (to reduce impact on tenants) however we can arrange suitable mutual private inspections giving both tenants plenty of notice.

There is a full walk-through video available on request only for unit 2.

Grass and photography may have been enhanced/altered for advertising purposes only.

This great investment opportunity is available now for you to start off your investment portfolio or add to your existing one.

Call John or Scott if you would like further information.



**Raine&Horne®**

**1 & 2 / 12 Northpoint Avenue, Harlaxton**

This floor plan is not to scale. The areas, layout and dimensions are approximate. Therefore the plan should be viewed for illustrative purposes only.  
Bedrooms measured from wall to robe.

