

INVESTORS LOOK - Amazing Northern Views Over Park!



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4/9 Cranley Street, South Toowoomba

\$550,000 PLUS

IF YOU ARE AN INVESTOR OR AN OWNER OCCUPIER NOT NEEDING TO MOVE STRAIGHT IN, THIS MAY SUIT YOU:

Unique, inviting and very private living that must be seen and felt to be truly appreciated. This end unit, situated in a small complex of four offers a blend of modern comfort and thoughtful design.

The light and bright north facing open plan living has an amazing view over Anderson Park and to Mount Lofty in the north. Wow!

You'll love the convenience – you are so close to shopping, medical, popular cafes, popular schools and more!

Featuring:

- Tiled porch entry and foyer (Crimsafe type front screen)
- Spacious open plan kitchen/dining/living area with views to the north features reverse cycle air-conditioning, storage cupboard, study nook and flows through to the private alfresco area

Property ID: L32905401

Property Type: Unit

Garages: 1

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- Kitchen with waterfall stone topped bench, electric cooking appliances, dishwasher, wide fridge space, ample cupboards for storage and breakfast bar
- Spacious main bedroom at the rear with quality stone top ensuite, ceiling fan and built-in robe
- Second bedroom has a built-in wardrobe and access to the two-way second bathroom (also stone topped)
- 5 kW solar panels
- Security screens to doors and select window, window locks all around, gauze on other windows
- Single car garage with a remote control door with laundry nook (with some storage options)
- Electric hot water system
- Circa 2014
- Currently with excellent tenant – current lease \$480 per week until 1/8/25 with a continuing signed lease of 2/8/25 – 1/8/26 at \$490 per week
- General Rates – \$1155.18 net per half year (approx)
- Water Rates – \$335.75 net per half year plus usage (pre July 1)
- Body Corportate – Toowoomba Strata – “Cranley on Southtown” – \$620 net of discount per quarter (building insurance, admin and sinking fund)

“JUST” get excited and make your move!