Raine&Horne.

Fantastic "off market" Investment Opportunity - Full duplex on 840m2 Block offering 5.23% Gross ...

1 & 2/10 Mia Street, Wyreema

Sold for \$820,000 (Aug 07, 2025)

Completed in late 2016, this well-appointed duplex on one title featuring quality fixtures and fittings throughout and currently renting for a combined \$825 per/week with a current rental appraisal of up to \$860 per/week, is the perfect choice for the investor looking for a set and forget investment property to add to their portfolio. As an investor you want the figures to stack up, good long-term tenants who keep the place tidy and pay their rent on time. What more could you ask for!!!

Unit .1

Air-conditioned kitchen/living/dining space at the rear of the unit that opens onto an underroof entertaining area, with the kitchen featuring stone benchtops with breakfast bar, electric oven, gas cooktop and dishwasher.

Three built-in bedrooms with ceiling fans (main with walk-in robe and air-con), two quality bathrooms including ensuite to main bedroom, single lock-up remote garage and laundry cleverly incorporated into a cupboard in the hallway.

Extra Features

Property ID:	L34297179
Property Type:	DuplexSemi- detached
Building / Floor Area:	107
Garages:	2
Land Area:	840.0 sqm

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John Rizqallah

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security screens

Led Lighting

New carpets to bedrooms

New stove gas cooktop has been replaced

Double sink

Tiles throughout main areas

Unit .2

Air-conditioned kitchen/living/dining space at the rear of the unit that opens onto an underroof entertaining area, with the kitchen featuring stone benchtops, electric oven, gas cooktop and including dishwasher.

Two built-in bedrooms with ceiling fans (main with air-con), quality bathrooms with large shower, vanity and toilet and a single lock-up remote garage with laundry at rear.

Each unit with large/private rear yards, tenants responsible for lawns – Each unit with air-con to living and main bedroom, ceiling fans to bedrooms – Each unit with gas cooktops and instantaneous gas hot water systems – Individually metered/water efficient to pass on water usage costs to tenants

Positioned on a large 840m2 fenced allotment providing generous/private rear yards to each unit and located in a quiet position only a short 13-minute drive to Toowoomba and short walking distance to the Wyreema State Primary School, general store, parks and childcare Centre, this quality investment is not to be missed!!

Unit .1. \$440 per/week to 6/11/2025 – (Can be increased to \$460 next Yearly Increase)

Unit .2. \$385 per/week to 1/3/2026 - (Can be increased to \$400 at next yearly increase)

Land Rates: \$1565.41 Half yearly nett

Water Rates: \$377.40 Half yearly nett

For more information or to inspect the property, contact John Rizqallah for a private inspection -Walk thru Video is available