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

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

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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.

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