



Fantastic "Blue Chip" Investment
Opportunity walking distance from
Toowoomba CBD



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8/122A Russell Street, Toowoomba City

Sold for \$300,000 (Aug 18, 2025)

“Russell Lodge” is located opposite Vacy Hall in Russell Street and walking distance to the Toowoomba CBD, inner city cafes, Major shopping centres & all other major amenities.

This unit has many features which include the following:

- Electric gated complex of 10 double brick units for security and peace of mind
- Ground Floor Unit
- Open plan kitchen, dining & living
- One spacious bedroom with built-ins
- New vanity in main bathroom
- Internal Laundry
- Updated kitchen with Island bench
- Main bathroom & laundry combined with separate shower

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|------------------------|-----------|
| Property ID: | L34800794 |
| Property Type: | Unit |
| Building / Floor Area: | 50 |
| Carports: | 1 |
| Land Area: | 50.0 sqm |

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- Separate Toilet
- Security Screens throughout windows and doors
- Natural Gas Stove and Gas hot water system
- Tiled throughout main areas and bedroom for easy maintenance
- 9ft ceilings
- Single Carport

Investors Take note:

- Rental income is \$275 per week until 5/4/2026
- Water rates – half yearly nett: \$373.06
- Land rates – Half yearly nett: \$1155.18
- Body corporate fees and Information – \$510 per quarter which includes sinking fund, admin and Building Insurances.
- Administrative Fund \$276.00 Building Insurance \$135.00 Sinking Fund \$99.00 = \$510 Per quarter total sinking fund
- Managed by Toowoomba Strata – CTS 11854
- Property built: Approx 1978
- Primary school state catchment: Toowoomba North State School
- High school state catchment: Harristown State High School

Ideally located is this “Blue-chip” one bedroom ground floor unit in the city, a short stroll to Grand Central Shopping Centre, shops, cafes, schools and parks. Perfect for someone that wants convenience at their fingertips.

Leave your car at home and walk to work!! Contact John Rizqallah on 0427 976007 for more information