

SOLD

'SOLD & SETTLED!' - 'PRICE RANGE \$460,000 TO \$490,000' - SHOP & UNIT 'DUPLEX' ... GROSS RETURN 6%+PA. RENTAL \$30,000+. TOP LOCATION.

Too late ... it's GONE!

Many disappointed Buyers - More Listings WANTED!
Another one SOLD by Ian O'Donnell * 0409 348 238

Cute, colonial-style shop ... dating from a by-gone era, this retail conveyance has been well maintained by the long-term tenant of a well-established, high repeat clientele business. The shop has a Toowoomba Regional Council present use status as - 'Shop - single' PLUS

A comfortable, two-bedroom unit at the rear (separate access). Both dwellings leased to different entities on 'General Tenancy Agreements' - NOT Commercial. The VALUE here is in our Earth Mothers most precious commodity ... LAND! 807sqm of flat terra firma, in a fantastic 'walk-to' location with Zoning 'low-medium density' - which allows for future Development.

Like all of us when we get to 70+yo, we will be showing signs of wear-&-tear - this ol' charmer is no different! The property as is, needs some general maintenance & attention - Building & Pest inspection reports are available - but all the pluses are there ...

Enjoy a cash-flow positive return while the value of your land grows ... and dare to dream about the future security this unique gem can provide!!!

R-A-R-E opportunity to secure a Six Star, AAA+ location - short walk to the iconic Newtown Park & Queensland State Rose Garden, 'New Brew' Cafe, Clifford Gardens S/C, several schools and the City Centre is just a two minute drive - this is PRIME (city fringe) Newtown. Procrastination is your enemy! Giddy up ...

Full Property Report available

Council Rates \$2,112.06 nett

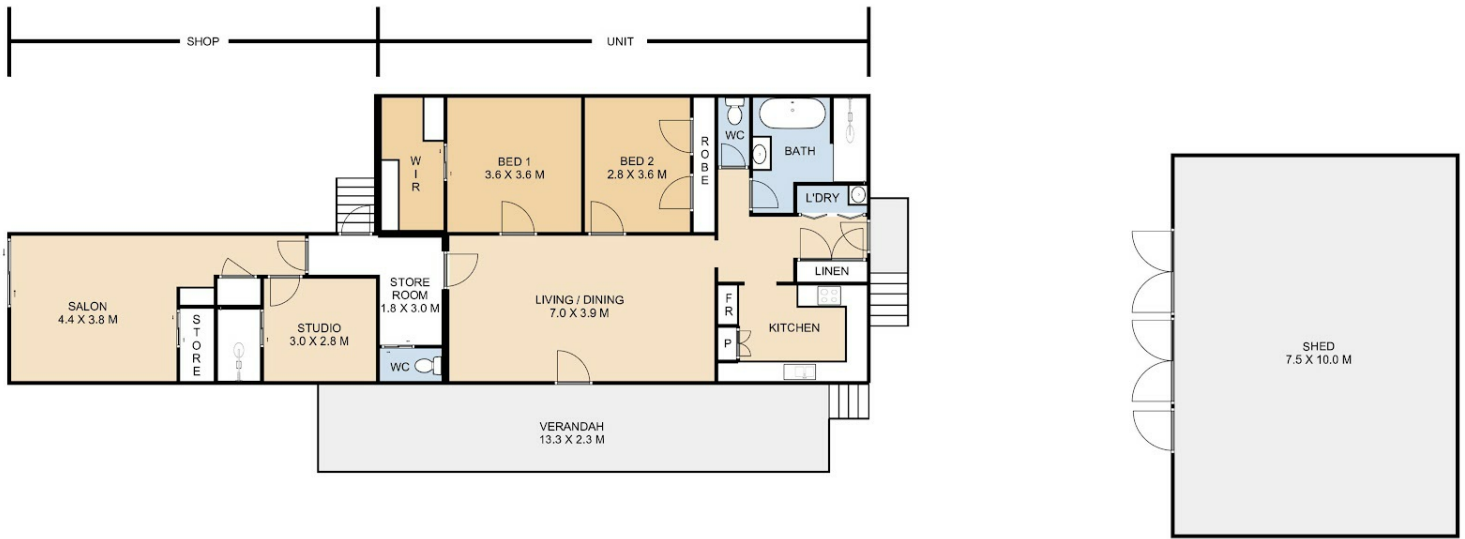
2 BED | 2 BATH | 2 CAR

PRICE:
\$497,777

OPEN FOR INSPECTION:
N/A

@realty

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23 Albert Street, Newtown

This plan is for representational purposes only. All dimensions displayed are approximate and shouldn't be solely relied upon. Floorplan by Statik Illusions.



 Internal **138m²** External **100m²** Total **238m²**

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.