2/31 TALGAI STREET, LEYBURN, QLD, 4365









SOLD

RELAXING GETAWAY

A quiet retreat, a relaxing getaway, or a great investment opportunity - You choose!!
Welcome to Leyburn home to the historic Leyburn Sprints, a thrilling motorsport event that attracts thousands of visitors. Leyburn is a peaceful and scenic place approximately 70km from Toowoomba, where you can enjoy fishing, swimming, or kayaking at Canal Creek, which flows right beside these three units. These houses are on separate titles, and can be purchased individually or together as a great investment opportunity. They are ideal for anyone looking for a holiday home, a rental property, or a permanent residence.

2 bedrooms house , polished timber floors, open plan living with cathedral ceilings, modern kitchens, reverse cycle air conditioner, spacious bathrooms, wide verandahs, privacy screened yards on a 610m2 , and their own carports.

Currently tenanted for $250.00 per week with long term tenants in place. There is town water and a concrete driveway which is common to all homes, there is also an eco system toilet locatec at one end of the complex, which is controlled by the body corporate. The sewerage treatment facility had the pump replaced around 18 months ago and is charged annually for all houses. The lawn mowing is included in the rent for each property and a recent pest inspection and treatment has been carried out.

Don’t miss this rare opportunity to own a piece of Leyburn’s history and charm. Contact us today and arrange a viewing of these units. You won’t regret it!

Council Rates - $2368.20/year Based on average subject to change) each
Water Rates - $680.50/year for all three houses (Based on average subject to change)
Sewerage - $300/year for all three houses (Based on average subject to change)

This is a rare opportunity in a quiet country town and is sure to be snapped up quickly, so don't miss out on this amazing opportunity.

Call now for a private inspection with
Robert Cox 0422 841 777
Katrina Goodall 0406 909 690
https://tymerealestate.com.au/

2 BED | 1 BATH | 1 CAR

PRICE:
$175,000

OPEN FOR INSPECTION:
N/A



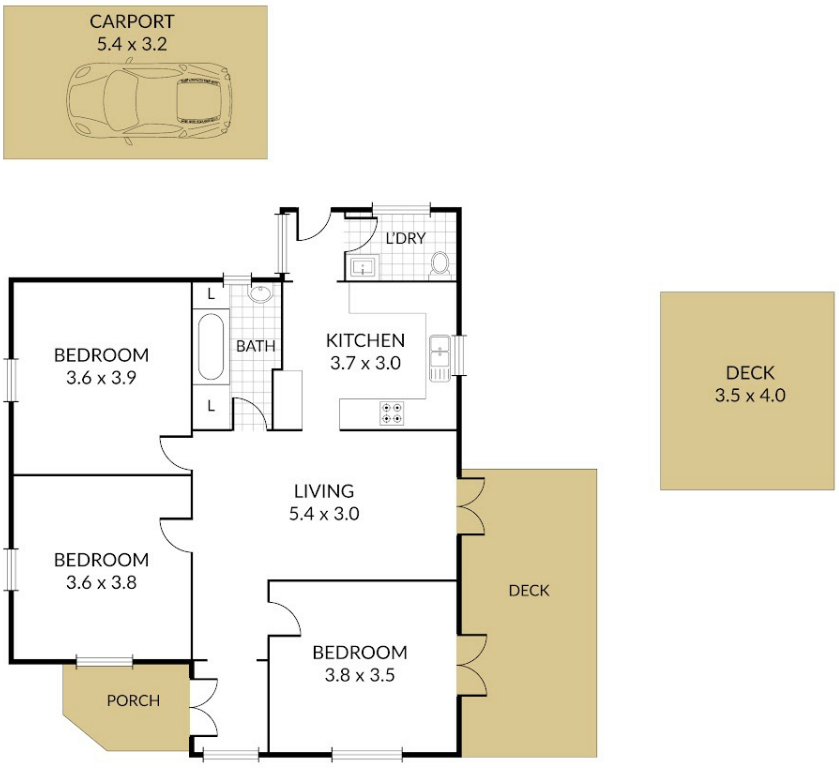
Robert Cox
0422841777
robertcox@atrealty.com.au
Tyme Real Estate

Internal 82m² External 52m² Total 134m²

3 x 1 x 1 x

Lot 1, 31 Talgai Street, **Leyburn**

NORTH



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.

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.

Robert Cox
0422841777
robertcox@atrealty.com.au
Tyme Real Estate