



**SOLD**

## SOLD BY ROBERT COX

OFFERS OVER \$798,000.00

Welcome to this great property located in a quiet cul-de-sac in one of Toowoomba's fastest growing suburbs at Westbrook. Take advantage of this rare opportunity to invest in a single title duplex built in 2016 with separate metered services. This duplex boasts a rare 4- and 3-bedroom combination which has the opportunity to combine income and a great return on investment.

Duplex 1 - Stylish 4 bedrooms, 2 bathrooms & DLUG. Is currently tenanted at \$440.00 per week on a 12-month least to 27/5/24.

Duplex 2 - Large 3 bedrooms, 2 bathrooms & SLUG. Is currently tenanted at \$350.00 per week on a 12-month lease to 13/05/2024. Total combine income of \$790 per week with NO BODY CORP FEES!!

There is a light filled and modern tiled first living room with internal access from your secure garage/laundry. The open plan modern kitchen and living space is sure to impress with beautifully tiled kitchen, dishwasher, pantry, electric cooking and the essential breakfast bar, double sink and comprehensive storage. The bedrooms are generous in size and have ceiling fans, carpet, screens and built in robes. Added feature of an Ensuite and walk in robe to the main queen-sized bedroom complete with ceiling fan. The family sized bathroom with separate shower and separate bath is fresh, modern and light filled. You will not be disappointed with the securely fenced rear and side yards that are house size.

### Key Features

- Dishwasher
- Ceiling Fans
- Carpet & Tile
- Modern Kitchen
- Ensuite in main bedrooms
- Stainless steel Appliance
- Combined Lounge and meal area
- All bathrooms very modern & sleek
- Duplex 1 all three bedrooms are generously spacious.
- Private rear back yard with its own outdoor living area
- Duplex 2 four bedrooms offers ample and generous space

7 BED | 4 BATH | 3 CAR

PRICE:  
\$818,000

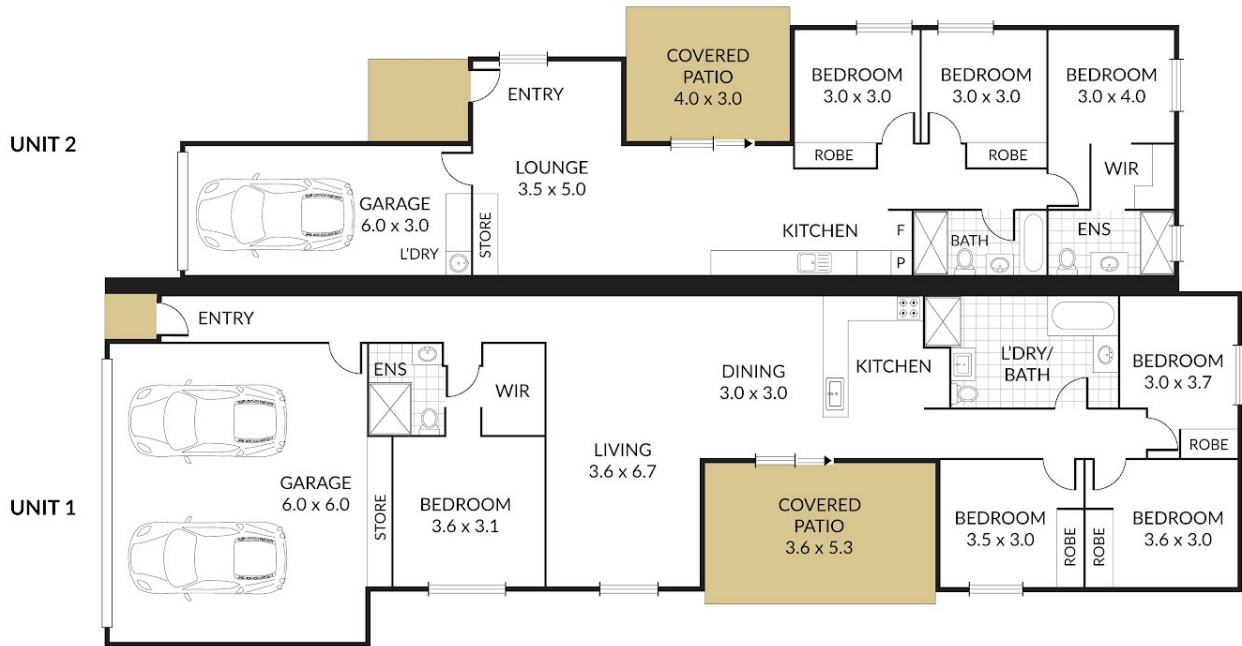
OPEN FOR INSPECTION:  
N/A



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Tyme Real Estate



7 x 4 x 3 x



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.