

Unit 3/49 Gordon Ave, Newtown, QLD 4350

Sold - \$250,000

Unit 2  1  1 



Opportunity! Appraised to yield 6.3% Per Annum

Positioned in the heart of Newtown, this 2-bedroom unit offers a low-maintenance investment opportunity or quiet living for the owner occupier. The open-plan design creates a spacious setting, featuring two generously sized bedrooms complete with built-in cupboards.

Open for Inspection

By Appointment.

The updated kitchen is equipped with electric appliances (Dishwasher is not included). Adjoining the lounge area, this space is designed for optimal comfort. The bathroom features a convenient layout with a shower-over-bath combo.

This unit features a lockup garage with internal access. Don't miss out on this investment opportunity, with an impressive annual yield appraised at 6.3%!

Features include:

- Two Bedrooms with built-in cupboards
- One bathroom
- Open-plan living
- Kitchen equipped with Dishwasher and electric appliances.
- Garage with internal access
- Amazing annual yield

RENT: Appraised for \$320 - \$330 Per Week.

GENERAL RATES: \$1,190.22 NET Half Yearly Approx.

WATER ACCESS: \$350.32 NET Half Yearly Approx.

GENERAL TENANCY AGREEMENT: This property is currently tenanted with an agreement until February 2024.

SCHOOLS: This Property falls within the school catchment area for Newtown State School and Wilsonton State High School.

To arrange an inspection or learn more, contact Aaron Savage on 0417 037 460.

Listed By

Jacob Carlile

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