

**Unit 6/357 Margaret St, Newtown, QLD 4350**

**Sold - \$390,000**

Unit 2  1  1 



## It's all about the position!

It's all about the position!

Conveniently located on the city fringe in Newtown, this unit presents fantastic entry-level buying. Step in through the front door to be greeted by the large open-plan dining, living, and kitchen areas. The separate laundry provides ample storage with a separate toilet. Moving upstairs you will find an office space with linen storage, two generously sized bedrooms with ceiling fans, and built-in wardrobes. The bathroom features a shower, bathtub, and separate toilet suiting a wide range of needs.

The unit:

- Open-plan living
- Single lock-up garage
- Two separate toilets
- Fully fenced courtyard
- Generously sized bedrooms

The location:

- A short walk across the road from St Mary's College
- 1 Minute Drive into the CBD
- 3 Minute Drive to the Glennie School
- 4 Minute Drive to Clifford Gardens Shopping Centre
- 6 Minutes to the Toowoomba Base Hospital

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

WATER ACCESS: \$350.32 NET Half Yearly Approx.

VACANCY: The property is currently sitting vacant and is ready to occupy.

RENT: Approved for \$400 Per Week

### Listed By

Jacob Carlile

Phone: (07) 4637 8633

**Open for Inspection**

By Appointment.

