

2/79 Vacy St, Newtown, QLD 4350

Sold - \$255,000

Unit 2  1  1 



## Set & Forget Investment with Great Return!

Positioned in a quiet complex of 6, this low maintenance partially furnished unit is conveniently located within walking distance to Clifford Gardens Shopping Centre and Glennie School, along with an abundance of café's & parklands.

### Open for Inspection

By Appointment.

Upon entering the unit you will be welcomed by the air conditioned, carpeted living & dining area which adjoins the functional kitchen, complete with electric cooking & a new dishwasher. Both bedrooms offer built in cupboards & ceiling fans, with the primary room of generous size and both complimented by a convenient main bathroom. A single lock up garage offers internal access, security screens have been fitted throughout and the property also boasts a private grassed courtyard.

The property offers partial furnishings including a TV & cabinet, dining table & chairs, fridge, microwave, various kitchen utensils & washing machine.

With an excellent tenant in place until December 2023, the property offers a 'set & forget' investment with an ideal current yield of 6.9%.

### At a Glance:

- 2 bedrooms with built in cupboards & ceiling fans
- Electric cooking in the kitchen with new dishwasher
- Air conditioned living area with ceiling fan
- Security screens on doors and some windows
- Single lock up garage with internal access
- Private courtyard
- Walk to Clifford Gardens Shopping Centre & Glennie School
- Partly furnished
- Currently tenanted for \$320 per week until 15th December 2023
- 6.9% return

- Body Corporate Rates - \$505 per quarter
- General Rates - Approx. \$1144.70 net per half year

### Listed By

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