

**31/55 Drayton Road, Harristown, QLD, 4350**



**Retirement For Sale**

Saturday, 16 November 2024

31/55 Drayton Road, Harristown, QLD, 4350

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Retirement**



Jacqui Walker  
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**Investors - get 8.12% annual gross rent return on Smart & Savvy Senior Living --- Tenant loves the Comfort and Cost-Effectiveness Combined.**

**ATTENTION: INVESTORS**

' Paying you well above the banks, here's your ticket to yield an 8.12% annual gross rent return on your capital, ' says Harsha Kumarasinghe for the Jacqui Walker Sells Team.

' THIS is all about returns on Smart & Savvy Senior Living, where your Tenant loves Comfort and Cost-Effectiveness Combined.'

**QUICK SUMS:**

- Currently leased at \$250.00 per week
- Until June 2025
  
- That's an 8.12% annual gross rent return, based on the Offers From price
  
- Recent General Rates: \$1,155.18 net 1/2 yr
- Recent Water Access: generally \$315.29 net 1/2 yr + use
- The Body Corporate is \$790.00 per Quarter

**TENANT LIFESTYLE:**

- Savvy Senior Living for your Tenant's golden years, without breaking their bank or yours
  
- Comfort and Cost-Effectiveness combined

**INSIDE:**

- Lovely, light-filled Lounge Room on entry
- Angled window
  
- Conveniently positioned, walk-thru Kitchen
  - ::: Useful preparation area
  - ::: With single-bowl sink
  - ::: Handy, reachable shelves
  - ::: At the perfect height, a small fridge recess
  
- 1 Bedroom, with built-in robe and reverse-cycle AIR CONDITIONING for year-round comfort
  - ::: This flows to lovely, covered courtyard
  
- Ensuite Bathroom, with vanity, toilet, shower and laundry zone for a full-size washing machine
  
- All in all, approx 42.2 Sq Mtrs under the roofline

- Brick construction
- Built around 2004

'VILLAGE LIFE' is a blissful treat for your Tenant:

- Gated community of around 48 Units
- Off-street parking
- Pet-friendly
- Very lovely gardens across the Village

:::: Alert, Alert: Owner-Occupier welcome once the lease ends in June 2025

#### WHAT'S NEARBY?

- Handy! 350m to Tower Shopping Village
- 400m via a footpath shortcut to Stehn Street Park
- Walk 550m to West / Derwak Street BUS-STOP for CBD connection
- 1.5km to City Golf Club
- 1.9km to Toowoomba Hospital
- 3.1km to Grand Central Shopping Centre

PRICED BETTER than many alternatives across Toowoomba - yet with NO SACRIFICE on Investor returns, Tenant lifestyle happiness, or location - now is the time to see this AFFORDABLE, high-yielding, no-compromise Retirement Unit.

FOR YOUR CONVENIENCE, The Jacqui Walker Sells Team is standing by to answer your questions and to arrange your inspection. SEE SMART, SAVVY SENIOR LIVING SWIFTLY.

\*\*\*USEFUL INFO courtesy of The Jacqui Walker Sells Team:

- Internet: Can connect to the NBN via Fibre-to-the-Node technology, FTTN
- Real Property Description: Lot 31 on Survey Plan 164741
- Local Government Area: Toowoomba Regional Council
- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.