

**1/14 Wolff Street, Cotswold Hills, QLD, 4350**



**Unit For Sale**

Tuesday, 26 November 2024

1/14 Wolff Street, Cotswold Hills, QLD, 4350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**

## Modern Investment Opportunity in High Growth Suburb!!

Situated in a modern estate in the North/West pocket of Toowoomba in the Santana Park Estate in sought after Cotswold Hills with easy access to the Toowoomba Bypass and only a short drive to Aldi, Wilsonton Shopping Centre and the site for the new Toowoomba Public Hospital, this modern property is perfect for the investor looking for a set and forget investment opportunity offering great depreciation and great tenants in place.

Nicely appointed throughout, inside offers open plan and air-conditioned living/dining that opens directly onto an undercover outdoor entertaining area, modern kitchen with stone benchtops and electric appliances including dishwasher, three built-in bedrooms with ceiling fans (main with air-con and walk-through wardrobe), two bathrooms including ensuite to main, handy study room, single remote garage with laundry at rear and fully fenced yard.

Currently tenanted until mid-September 2025 at \$450per/week with scope to increase the rent at renewal time, an excellent opportunity presents itself here to secure a modern investment property in a high growth suburb that will reward you in years to come.

- Positioned in a high growth suburb in the Cotswold Hills 'Santana Park Estate'
- 3 x built-in bedrooms with ceiling fans, main with walk-in robe and air-con
- 2 x bathrooms including ensuite to main bedroom with stone benchtops
- Kitchen with stone benchtops, and electric appliances including dishwasher
- Air-conditioned and open plan living/dining room off the kitchen, handy study room
- Undercover outdoor entertaining area off living, fully fenced and private rear yard
- Single lockup remote garage with internal access with laundry at rear
- Individually titled, no body corporate fees, short walk to Parkland 1km to Aldi
- 1.5kms to Fairview Heights School, 3kms to Wilsonton Shops, 6.7kms to CBD
- Short drive to the site for the new Toowoomba Public Hospital on Hogg Street
- Tenanted until late September 2025 at \$450per week with scope to increase
- Council rates \$1,155.18net half yearly, water rates \$335.75 half yearly + consumption

NOTE- Internal photos and rear external photos are of unit .2., Unit .2. is a mirror image of Unit .2.