

5/43 McGregor Street, Wilsonton, QLD, 4350



Unit For Sale

Saturday, 30 November 2024

5/43 McGregor Street, Wilsonton, QLD, 4350

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Jacqui Walker
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Across 2 Levels, enjoy the bonus of a SECOND LIVING ROOM at this SECURELY GATED Townhome, just 900m to a bustling Shopping Centre!

SET ACROSS 2 LEVELS with a value-adding upstairs bonus SECOND LIVING ROOM and more peace-of-mind thanks to SECURITY GATES, The Jacqui Walker Sells Team invites you to discover this FANTASTIC WILSONTON TOWNHOME.

WHO'S WHO?

- Owner Occupier welcome
- Investors, this Unit has been earning \$475.00 per week
 - ::: The current Tenant has a lease ending in early February 2025.
 - ::: Fabulous rent demand here, just 900 metres to bustling shopping centre
 - ::: Currently rent income shows a 5.2% p.a. gross rent yield based on the Offers Over price

STEP INSIDE, discover:

- Fast Floorplan Flyover: 2 Bedrooms, 1 Bathroom, 2 Toilets, 2 Living Rooms, 1 Internal Garage
 - ::: Approx. 170 Sq Mtrs across 2 levels
- Downstairs Lounge Room
- Lovely Dining Area
- Upstairs Bonus Living Room
- Total of 2 Bedrooms, each with a built-in robe
- Upstairs Main Bathroom, with shower, vanity and privacy enhanced toilet
- Attractive staircase
- Handy understairs storage
- Everything thought of and nothing overlooked in the attractive Kitchen
 - ::: Stainless-steel DISHWASHER ... tick, chores finished sooner
 - ::: Microwave recess
 - ::: Oven
 - ::: Electric cooking
 - ::: Rangehood
 - ::: 2-bowl sink
 - ::: Pantry
 - ::: Fridge recess
 - ::: Plenty of benches and cupboards
- Internal Single Garage, with useful storage cupboard

- Laundry Room with washtub and appliance space
- ::: This leads a private Toilet

LET'S TAKE A LOOK OUTSIDE:

- A SECURITY GATE crowns your new address with more privacy and more safety
- Value-adding 'CRIMSAFE' security to the Front door
- These Units developed in 2013
- ::: Neat gardens
- ::: Everything nicely maintained
- Lovely PRIVATE COURTYARD
- ::: There's a folding Clothesline and Hot Water System here, too

WHAT'S NEARBY?

- 220m to Captain Cook Ovals and Park
- 700m to Newtown Park
- ::: Home to the Qld State Rose Garden
- 900m to Wilsonton Shopping Centre
- 900m to Wyalla Plaza
- 1.3km to Wilsonton Primary School
- 1.9km to Wilsonton High School
- 2.5km to St Andrews Hospital
- ::: Largest hospital in SE Qld for Heart and Cancer treatment
- 3.4km to CBD / Grand Central Shopping Centre

25 HOURS A DAY AND 8 DAYS A WEEK, we listen. The Jacqui Walker Sells Team is standing by right now to answer your questions. Feel free to text, call or message us night and day. SEE NOW!

***HANDY INTEL with compliments of The Jacqui Walker Sells Team:

- Body Corp: Approx. \$595.00 per quarter
- Recent General Rates and Charges: \$1,155.18 net 1/2 yr
- Water Infrastructure Charge: Generally \$315.29 net 1/2 yr + consumption
- Real Property Description: Lot 5 on Survey Plan 249064
- Local Government Area: Toowoomba Regional Council

- Internet: Connectivity to the NBN via fibre-to-the-node infrastructure, FTTN

- State School Catchment: Wilsonton Primary, P-6; Wilsonton High, 7-12

- Disclaimer: All care taken; however, you are encouraged to independently verify all figures, measurements and indications.