

FOR SALE



## 9 Hirst Street, Greenmount

MODERN, LOWSET and selling altogether, this ENTIRE Unit Block of 10 Units in Greenmount is presented by Harsha Kumarasinghe with Jacqui Walker.

### INVESTOR QUICK GLANCE:

- 10 Units total
- 8 x 2 bedroom Units
- each with 1 bathroom and 1 internal garage
- 2 x 1 bedroom Units (Units 5 and 8)
- these 2 with even larger living space and additional cupboards, 1 bathroom and 1 internal garage
- Gross rent return: 7.21% p.a.
- Annual gross lease income: \$108,212.00
- Each Unit currently let on a 12 month lease, with staggered expiry dates long into 2021

18  10  10 

**Price:** Block of 10 Units - \$1.5 Million

**View:** [remax.com.au/property-details/19592205](https://remax.com.au/property-details/19592205)

**Harsha Kumarasinghe**

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Tip: Staggered expiry dates are excellent for lower vacancy rates and more solid income!

- Average rent per unit is \$208.00/wk
- 9 of the 10 leases here are handled by our Office, currently 3 are long-term tenants

#### EACH UNIT OFFERS:

- 2 built-in bedrooms, each carpeted and with ceiling fans (2 units with 1 bedroom)
- Air-conditioned open-plan living and kitchen area
- Modern kitchen with dishwasher, electric cooking and ample cupboard space
- Modern bathroom with shower, toilet and vanity
- Euro laundry
- Single garage with internal access
- Private low maintenance courtyard with pebbled paths
- Security screens to all windows and doors
- Rainwater tank for each Unit

#### USEFUL TO KNOW:

- Very large outdoors space to Unit 1 and 10
- Side access strip to backyard from Units 3, 4, 7 and 8

#### WHAT'S NEARBY?

- 240 metres to Greenmount Primary School
- 390 metres to Post Office, Store and Park
- 15 minutes to Clifton High School
- 23 minutes to Toowoomba

WHAT A COMBINATION: a 7.21% gross annual rent yield, long leases with strategic expiry dates for lower vacancy rates, and modern presentation.

PROFESSIONAL INVESTORS - this is it!

FOR YOUR CONVENIENCE, Harsha and Jacqui are standing by right now to answer your questions or to arrange your inspection. SEE THIS UNIT BLOCK OF TEN TODAY!

\*\*\*USEFUL INFO courtesy of Harsha Kumarasignhe at Jacqui Walker Sells:

- Visitor carparking on-site: 3 shared spaces
- Internet: Can connect to the NBN via Fixed Wireless (FW)
- Local Government Area: Toowoomba Regional Council
- Dimensions: 41.3m wide x 97.5m deep
- Allotment Size: 3,917 square metres (almost 1 acre)
- State School Zone: Greenmount Primary (P-6; 240m) and Clifton High (7-12; 15 mins)
- Disclaimer: All care taken, however you're