



## Newtown, 24/81 Vacy Street

### Spacious, Low Maintenance Inner City Living

Introducing this modern two-storey townhouse in the heart of a rapidly growing Inner-City suburb.

Immaculate presentation and a location of exceptional convenience presents an unmissable opportunity to invest in the Toowoomba property market.

Built by Arden Vale Homes in 2014, this low maintenance property offers 2 large bedrooms and 2 bathrooms including the master bedroom with ensuite and walk in wardrobe. An air-conditioned open plan living and dining area along with separate laundry space, sufficient storage and a private, fully fenced courtyard really enhance the comfort and convenience of modern-day inner city living.

24/81 Vacy is located directly across from Clifford Gardens Shopping Centre and within walking distance to numerous amenities such as public transport and medical facilities.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$450,000

**View**  
[ljhooker.com.au/1YF5F4W](http://ljhooker.com.au/1YF5F4W)

**Contact**  
**Ben Barrowclift**  
0401 369 201  
[bbarrowclift@ljht.com.au](mailto:bbarrowclift@ljht.com.au)  
**La'Rae Riley-Rockemer**  
0499 805 266  
[lriley-rockemer@ljht.com.au](mailto:lriley-rockemer@ljht.com.au)

**LJ Hooker Toowoomba**  
**(07) 4688 2222**

With a potential rental return of \$450p/w, this is a must-see property for the entire marketplace.

## More About this Property

<b>Property ID</b>	1YF5F4W
<b>Property Type</b>	Unit
<b>Land Area</b>	121 m <sup>2</sup>

### Ben Barrowclift 0401 369 201

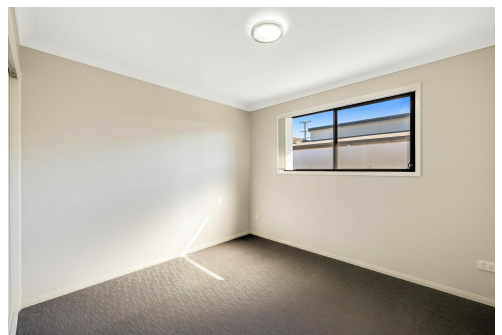
Residential Sales Executive | bbarrowclift@ljht.com.au

### La'Rae Riley-Rockemer 0499 805 266

Residential Sales Associate | lriley-rockemer@ljht.com.au

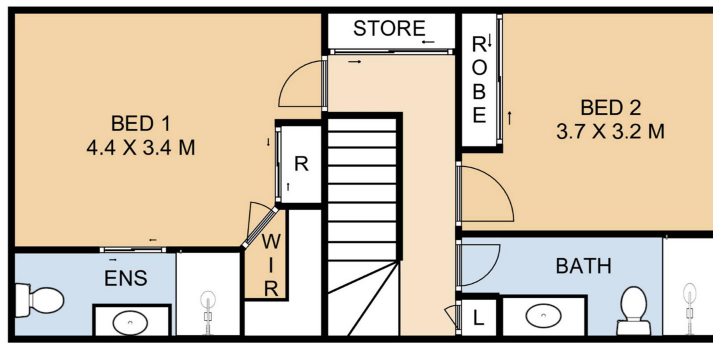
### LJ Hooker Toowoomba (07) 4688 2222

Level 1, 677-683 Ruthven Street, TOOWOOMBA QLD 4350  
toowoomba.ljhooker.com.au | toowoomba@ljht.com.au

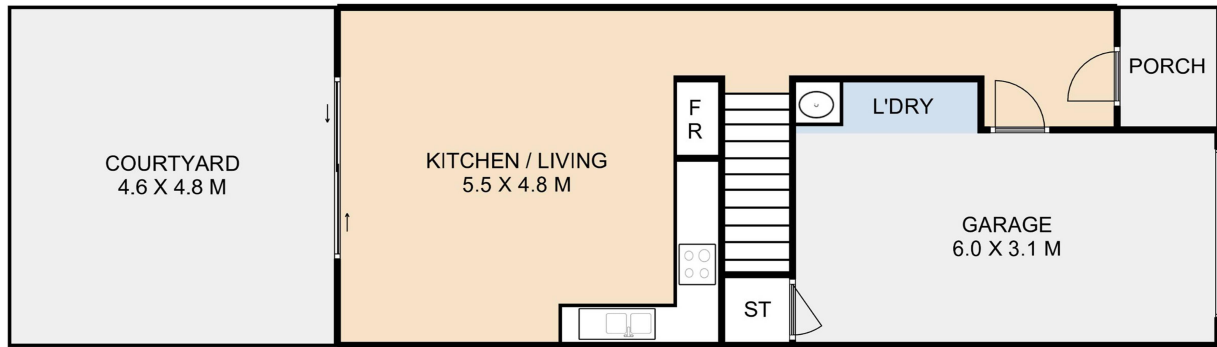


**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Toowoomba**  
**(07) 4688 2222**



UPPER LEVEL



LOWER LEVEL

**LJ Hooker** 24/81 Vacy Street, Newtown

This plan is for representational purposes only. All dimensions displayed are approximate and shouldn't be solely relied upon.  
Do not edit, reproduce, copy, modify, crop or in any way exploit copyright to Statik Illusions. More info : [statikillusions.com/usage-rights/](http://statikillusions.com/usage-rights/)

Internal 112m<sup>2</sup> External 2m<sup>2</sup> Total 114m<sup>2</sup>



**LJ Hooker**

**LJ Hooker Toowoomba**  
(07) 4688 2222

**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.