



## South Toowoomba, Level 2/203/677-683 Ruthven Street

Long Term Investment Opportunity not to be missed!

Offering a long-term investment opportunity perfect for a set and forget investor, ideal for an SMSF or private entity.

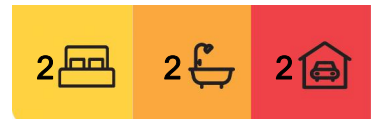
Located on the fringe of the CBD, close to leading schools, café's, shops, medical, the Base Hospital and moment to the City Golf Club.

The rental return is secured under a Commercial Lease agreement with a fantastic yield on offer and no outgoings payable by the property owner.

- Boasting 2 built in bedrooms
- Main offers walking robe and beautiful ensuite
- Spacious main bathroom & internal laundry
- Open plan living, makes for easy living and joyful entertaining



**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**  
\$550,000-\$589,000

**View**  
By Appointment

**Contact**  
**Matthew Keeley**  
0437 720 885  
mkeeley@ljht.com.au

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

- Stone benchtops and stainless-steel appliances
- Handleless cabinetry & loads of storage space throughout
- Triple sliding doors open out to the balcony
- Double car parking plus a storage area is included

While you can't live in the apartment, the current lease ensures you have a secure investment moving well into the future.

**Current Lease Terms -**

- Initial 10-year term commenced mid 2021 (approx. 6+ years remaining)
- There are two additional 10-year options available to the tenant
- The tenant pays ALL the standard outgoings (Body Corp, Insurance, Rates, Management Fees, plus)
- Bond- 3 Months rent plus Outgoings
- There is a make good clause as part of the lease agreement

Enquire today for more information on what this fantastic opportunity looks like, an Information Memorandum is available for your perusal.

## More About this Property

<b>Property ID</b>	1YF7F4W
<b>Property Type</b>	Unit
<b>House Size</b>	94 m2
<b>Including</b>	Ensuite Air Conditioning Built-in-Robes Area Views Car Parking - Basement Close to Schools Close to Shops Close to Transport

**Matthew Keeley 0437 720 885**  
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Internal **95m<sup>2</sup>** External **9m<sup>2</sup>** Total **104m<sup>2</sup>** 



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