



Toowoomba City, 503/532-544 Ruthven Street

City Centre / Rent & Live / Dual Key.

Attention savvy investors-an exceptional opportunity awaits with this north-facing unit on the 5th floor of Central Plaza, Toowoomba's premier complex.

Experience the ultimate dual-key investment opportunity with this two-dwelling layout, offering flexible living and income potential. On one side, you'll find a generous studio-style apartment complete with full kitchen, a spacious separate bedroom, a balcony. The other side boasts a classic hotel-style room. Featuring a kitchenette and separate bathroom, perfect for short stays.

Ideally positioned in the heart of Toowoomba City, this stylish unit combines the convenience of modern urban living with investment potential. The unit features a full kitchen and bathroom, as well as an additional kitchenette and bathroom in the adjoining second room, making it ideal for dual occupancy or executive-style rentals. The open-plan



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For Sale

Interest invited Over \$520,000

View

ljhooker.com.au/1YAGF4W

Contact

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LJ Hooker Toowoomba
(07) 4688 2222

layout, filled with natural light, and the panoramic city views create a desirable living environment for tenants.

Property Features:

- *Dual Key / Two Dwelling Property
- *Interconnecting doors between the two apartments
- *Potential for Dual Income
- *Onsite Manager
- *Both units are currently managed as short-stay accommodation by on-site management, providing a consistent monthly income regardless of bookings or occupancy levels.
- *Includes one allocated car space.
- *Secure private access
- *Air-Conditioned with Ceiling Fans

Use Of:

- *Heated Pool
- *Spa
- *Gym
- *Outdoor BBQ
- *Office Spaces

Whether you're expanding your portfolio or looking to maximize rental income, Lot 503 - Units 505 and 506 offers a unique chance to secure a high-performing asset.

Contact Michael Hosking 0418718062 today to explore this prime investment opportunity!

More About this Property

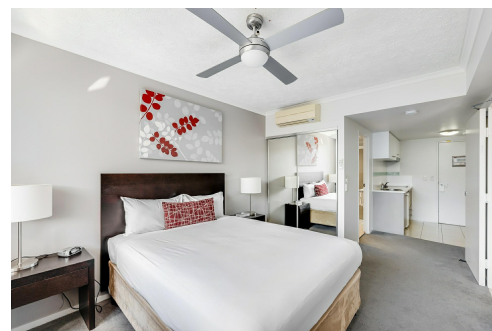
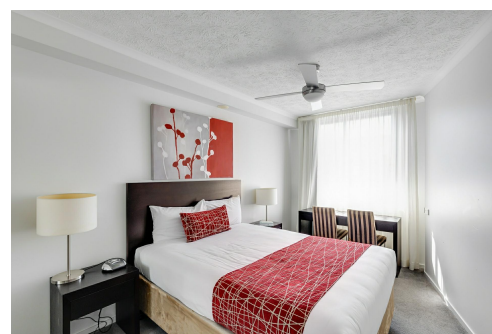
Property ID	1YAGF4W
Property Type	Unit
Land Area	89 m2

Michael Hosking 0418 718 062

Residential Sales Executive & Auctioneer | mhosking@ljht.com.au

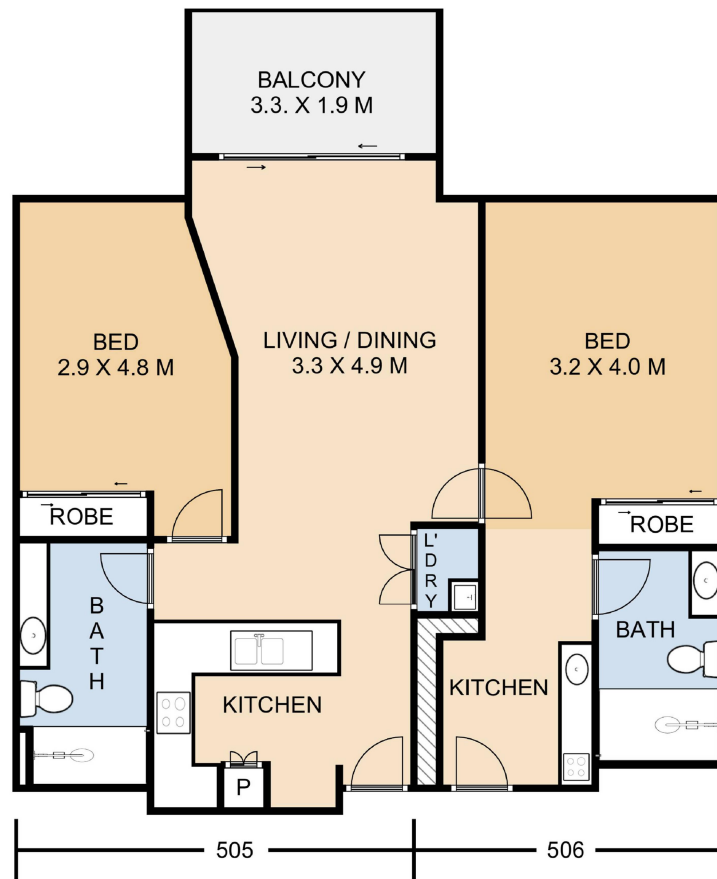
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Internal **81m²** External **6m²** Total **87m²** 

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