



### 3/26 Clairmont Street Newtown QLD

2 1 1

Immaculate in presentation, this tidy 2-bedroom unit provides all the conveniences and features so highly sought after on the market today. With new paint and carpets, this property would make the ideal owner-occupier or investment.

Within proximity to the city, public transport, Newtown Shopping Centre and only a hop, skip and jump to Newtown State School and St Ursula's College- everything you need is at your fingertips! Upon entering the unit, you will be pleased with the expansive open-plan living area, complete with a reverse-cycle air conditioner to ensure your everyday comfort. This great space is further enhanced by plenty of windows and a ceiling fan for added ventilation and light.

All windows and doors have been fitted with security

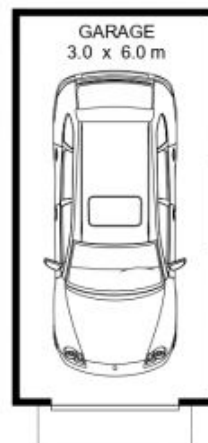
**View :** <https://www.theroweteam.agency/lease/qld/toowoomba-district/newtown/residential/unit/8003239>



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# GROUND LEVEL

Internal floor area	=	62.73 Sqmt
Garage area	=	18.00 Sqmt
Outdoor entertainment area	=	21.64 Sqmt



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.