



FOR SALE

POSITION! POSITION! POSITION!

We apologise open home for this Saturday 26th has been cancelled.
Please phone Yvonne 0408181146 to book an inspection .

This comfortable 3 bedroom home is in one of the best positions in the area. The residential property back yard, backs on to the Alex Horn Park . And across the western boundary of this block is the Toowoomba tree farms.. Only one neighbour situated on the topside. Acres of land to enjoy at your back door of the beautifully landscaped Alex Horn Park. The home is set in a very private easy care garden which has two inviting shady sitting areas. The owner has recently renovated the home, repainted interior and exterior, new disability bathroom, guttering and gutter guards on the roof, installed a large rainwater tank with a new Reeve pressure pump, and a recently installed large 6.6Kw.solar system. Low power bills and the rain water tank supplies excess water for the garden and home. The original garage has been converted into an extra living area but can be converted easily back to a garage . There is room to build a carport at the entrance. It is a short walk to Downlands College, TSHS, Harlaxton SS and the Toowoomba Tafe .

FEATURES OF THE HOME.

- *Inviting front entrance with a lovely green internal garden room.
- * Open plan living and dining room with recently polished cypress pine timber floors.
- * A well designed unique character kitchen offering a large quality stainless steel Indesit stove with an electric oven and gas cook top. Double sink and plenty of cupboard and bench space.
- * Disability bathroom, vanity, toilet and shower.(council approved, professionally installed)
- * 3 spacious bedrooms with built in robe in the main bedroom.
- * White timber blinds throughout the home.
- * Natural light filters through the home with 3 Skylights .
- * Whirly birds in the roof and the home is fully insulated.
- * Gas heater to keep the home warm and cosy in the winter months.
- * Plenty of power points in every room. Reliable NBN and mobile service.

Ceiling fans throughout the home.

The beautiful inviting landscaped garden offers atmospheric private sitting areas where one can relax and enjoy the lovely green surroundings. The welcoming sign on the gate says "The Secret Garden" and this is what it is ! The garden can grow many varieties of plants due to the rich red volcanic soil.

One cannot go wrong with this investment. Close to the schools and only a few minutes drive to the city center. Toowoomba is booming and there is currently a huge shortage of rentals.

3 BED | 1 BATH | 0 CAR

PRICE:
\$425,000

OPEN FOR INSPECTION:
N/A

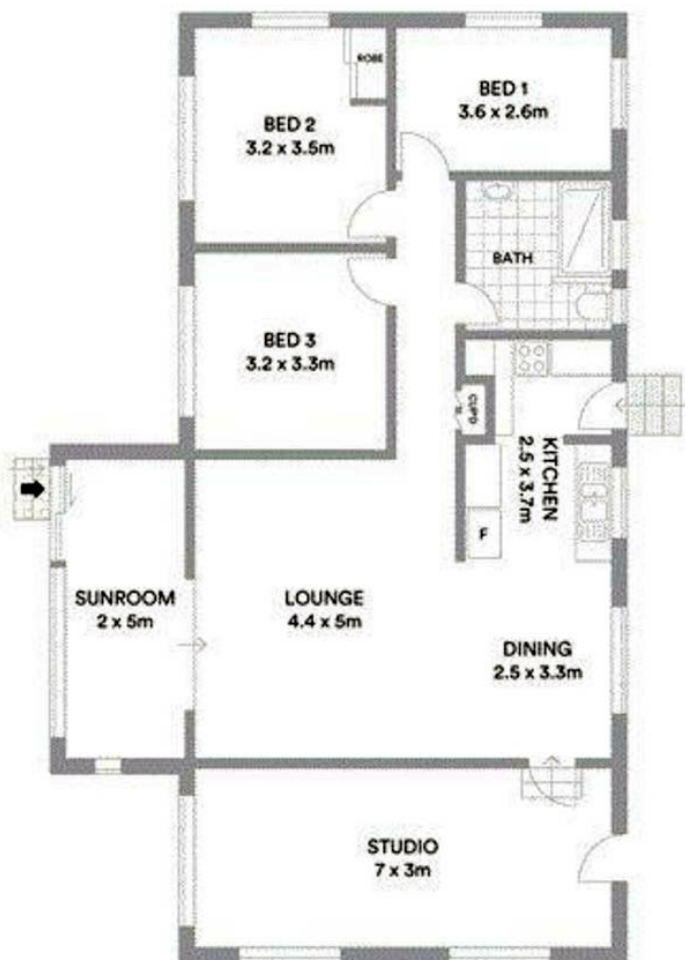


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.