



## FOR SALE

**UNDER CONTRACT! REJUVENATED THREE (3) BEDROOM BRICK HOME PLUS A SEPARATE 6M X 4M SHED. VACANT. SIX STAR, AAA+ WESTRIDGE LOCATION.**

UNDER CONTRACT!

Too Late ... it's GONE!!!  
Many disappointed Buyers - MORE listings wanted.

Another One by Ian O'Donnell \* 0409 348 238

Neatly presented low-set brick home in a great Westridge location.  
Vacant - and ready to move in!  
Three (3) bedrooms (all built-in) PLUS extra rumpus room OR forth bedroom (converted garage).  
Roomy kitchen with loads of benchspace & cupboards – recently updated. Separate meals/dining area and a large light-filled family room that spills to a sun-drenched, north facing deck. Bathroom also recently update (no bath but room for one).  
Well maintained throughout. R/C air-conditioning in living area.  
Outside there is a large 6m x4m shed with single rollerdoor shed PLUS double carport  
Good size 599sqm allotment – with privacy fencing to front of the home & powder coated fencing at front with sliding gate (can be motorised). There's two water tanks for the veggie garden and gazebo frame that could provide a shaded play area for the kids.

Brilliant location—Walk to Westridge Convenience Shops and four Harristown schools.  
Close to the sprawling The Ridge/Toowoomba Plaza/Harvey Norman Shopping precinct with Woolies, Coles, Aldi, loads of speciality stores, 7 Springs Medical complex, restaurants, fitness centre, Southern Hotel/TAB and 'The Intersection' eatery complex. Just a short four-minute drive to the City Centre.  
All in all ... a great 'entry-price' home in a high quality location.

Investment:- yes ticks all the boxes. Rent Appraisal would be \$390 - \$400/week.

**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
'Offers OVER \$405,000'

**OPEN FOR INSPECTION:**  
N/A

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398 Alderley Street, **South Toowoomba**

This plan is for representational purposes only. All dimensions displayed are approximate and shouldn't be solely relied upon. Floorplan by Statik Illusions.


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Internal **133m<sup>2</sup>** External **67m<sup>2</sup>** Total **200m<sup>2</sup>**

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.