



# FOR SALE

## PRIME LOCATION!!

This low-set timber home is on a large 1505m2 block and is located in a prime location with walking distance to schools and the town centre in Pittsworth. Situated in the heart of the Darling Downs in a rural community, Pittsworth is surrounded by various agricultural industries, including grain, cotton, cattle and dairy farms. It is approximately 40km west of Toowoomba, with a daily bus run that travels to schools and shopping centres. The town is within a 2-3 hour scenic drive to Brisbane, the Sunshine Coast and the Gold Coast.

This home offers three spacious bedrooms plus a separate building downstairs with a second toilet which has multiple uses as a 4th bedroom, rumpus room or could be turned into a granny flat. The open plan kitchen has plenty of cupboards, bench space and a freestanding oven. There is a dining area off the kitchen with a reverse cycle air conditioner. The bathroom has a separate shower and bathtub and there is a downstairs laundry. This large block is fully fenced with a separate single car garage adjacent to the house. There are several rainwater tanks and town water is connected to the property.

### Property Features include:

- Oven
- 2 x Toilets
- Large Block
- Fully Screened
- Separate Laundry
- Spacious kitchen
- Fully Fenced yard
- 3 x Rain water tanks
- 1 x Reverse Cycle Air Conditioners
- Large rumpus room or 4th bedroom

For investors, potential rental income \$450-\$500/week.  
Rates: \$2549.00 / Per Year (Based on average subject to change)  
Water: \$ 1619.00/ Per Year (Based on average subject to change)

This solid home would be a great opportunity for first home buyers or a great renovation project suitable for the home handyman.

This property is located on a large block with great street appeal. If you are looking to buy, don't

3 BED | 1 BATH | 1 CAR

### PRICE:

Offers Over \$449,000

### OPEN FOR INSPECTION:

N/A



**Robert Cox**

**0422841777**

robertcox@atrealty.com.au

Tyme Real Estate



## 80 HUME STREET, PITTSWORTH

This floor plan is for marketing purposes only. Dimensions and layout are approximate.  
V-Mark gives no guarantee or warranty over the accuracy of this plan.



INTERNAL AREA:	162M <sup>2</sup>	
EXTERNAL AREA:	55M <sup>2</sup>	
TOTAL AREA:	217M <sup>2</sup>	
		
4	1	1

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.