



# FOR SALE

## SORRY I AM SOLD AWAITING SETTLEMENT!

This well positioned 4 bedroom home sits on a generous 1,012 sqm block, offering space, convenience, and low-maintenance living. Ideal for first-home buyers or investors, the property provides a practical layout with plenty of potential to add your own personal touch.

Property features include:

- \*1,012 sqm block
- \*Four bedrooms - plus sleep out
- \*Two way bathroom
- \*Second toilet at the top of the back stairs
- \*Kitchen with ample bench space and electric oven
- \*Air conditioning in the main living area
- \*Single car parking under the house with plenty of storage
- \*Downstairs workshop
- \*Original laundry with classic country charm
- \*Side access to the back yard
- \*Low-maintenance gardens

Located within easy walking distance to the state school, public swimming pool, Community sports centre and local shops this home is perfectly positioned for everyday convenience.

Rates: Approximately \$2,684.15 per annum (subject to change by Toowoomba Regional Council; excludes water usage).

\*\*Please note the measurement for bedroom 4 are 6085mm long x 2953mm wide x 2210mm high, this home is approximately 90 years old.

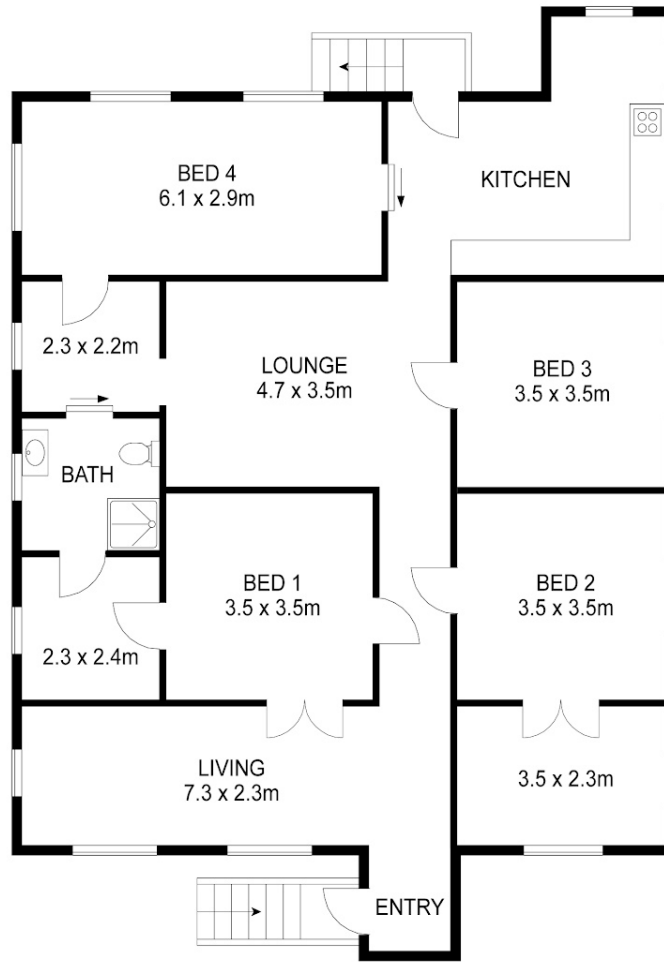
4 BED | 1 BATH | 1 CAR

PRICE:  
SOLD BY LIZ ARMSTRONG

OPEN FOR INSPECTION:  
N/A



**Liz Armstrong**  
**0421572371**  
liz.armstrong@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



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.