



# FOR SALE

## FANTASTIC INVESTMENT OPPORTUNITY...INCREDIBLE VIEWS!

Presenting 165 Postle Street Mount Rascal a 2 1/2 acre corner block with incredible views! Mount Rascal is an elevated rural community only a 10 minute drive into Toowoomba City.

This is a great investment opportunity for a savvy buyer, located within the 4000m2 precinct under Toowoomba Regional Council, so subdivision is a option... and the best part, the view from the house will remain undisturbed because of it's elevation.

The house and property is dated but the current owner is in the process of completing landscaping and some minor renovations, but with the Christmas period here we wanted to bring this property to the market and invite your interest. Discussions are also underway with the division of a 1 acre block at the rear, but if you want the complete 2 1/2 acres please get in contact.

### The House

A very spacious home with large bedrooms and living area. As you can see from the floorplan, which is approximate in scale, many of the rooms are 5 to 4 meters in width, the smallest bedroom 3.5 x 3.3m which in some modern homes is the size of the master bedroom! 2 bedrooms have walk-in robes the other 2 have built-ins. The well appointed kitchen is a lovely spacious room including the dining area (8m x 5m) the kitchen does need upgrading but is fully functional. The carport is under the house roof with it's own entry door, this could be made into a room and increase the number of bedrooms, the verandah is also under the house roof.

### House key features:

- \* 4 bedrooms
- \* 1 bathroom
- \* large undercover entry
- \* separate toilet
- \* internal laundry
- \* 3.5m wide verandah on western and Southern sides
- \* plenty of cupboard space
- \* electric hot water

4 BED | 1 BATH | 4 CAR

### PRICE:

Interest above \$1,600,000

### OPEN FOR INSPECTION:

N/A

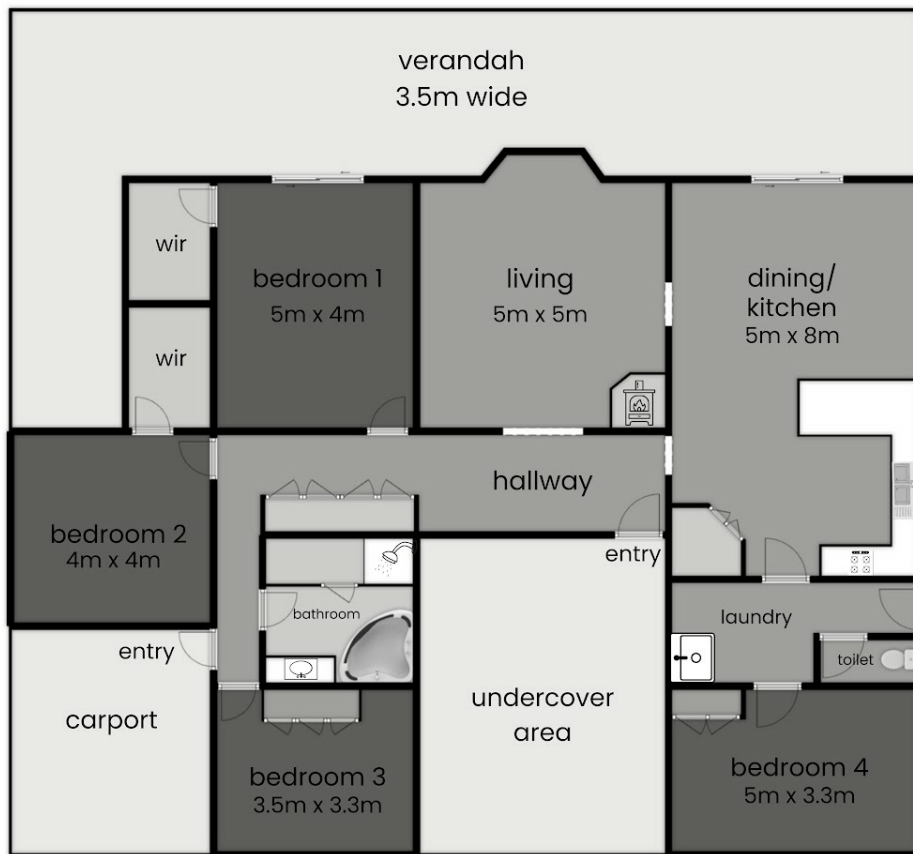


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This plan is not to scale and is for illustrative purposes only, measurements are approximate



165 Postle Street  
Mount Rascal Qld 4350

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.