



# FOR SALE

## GREAT INVESTMENT OPPORTUNITY!

Welcome to 11 Gleeson Street, Crows Nest, a stunning renovated 2 bedroom, 2 bath home, located on 908m2 and only a short walking distance to the Crows Nest town centre. All new interior and paint, new floor coverings, new ceiling fans and air-conditioners to name a few improvements. Plus an added bonus of a hardwood timber shed... wouldn't that make an awesome studio or guest retreat!

### Property highlights:

- \* Open plan living area
- \* Modern kitchen
- \* New floor coverings
- \* Internal walls have been striped and replastered
- \* Ceiling Fans throughout
- \* Air conditioning - heating/ cooling in living and both bedrooms
- \* Near new roof – Valued at over \$30,000, work completed to today's standards
- \* Electric Hot water
- \* Single garage with a near-new roof
- \* Fenced on three sides with a Colorbond fence for privacy.
- \* Short walk to Hartman Park
- \* Bus stops in Gleeson St
- \* Option to include existing furniture

Zoning: Low-Medium Density Residential; this zoning generally supports Dual Occupancy (duplex / two homes on one block) please seek assistance from Toowoomba Regional Council

Rental Appraisal: This property has been rent appraised for approximately \$500 - \$520 Per Week

Toowoomba Regional Council Rates approximately:

General Rates \$1,052.26 half year

Water rates \$380.00 half year

Crows Nest has become one of the top destinations offering many lifestyle options. Crows Nest can offer you nature walks, boutique shopping, wine & dine experiences, sports & recreation,

2 BED | 2 BATH | 1 CAR

### PRICE:

Interest above \$619,000

### OPEN FOR INSPECTION:

N/A



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

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.