



Calling First Home Buyers & Investors!

- 3 generous bedrooms with ceiling fans
- Carpeted lounge with ceiling fan
- Neat & practical eat-in kitchen with electric cooking and wood fire stove
- Family bathroom with shower over bath
- Single carport
- Privacy fenced 513m2 allotment
- Currently rented at \$265 per week

Offered to the market for the first time in 20 years and screaming value and convenience, 11 Ethel Street in Newtown is an outstanding opportunity for those searching for an addition to their investment portfolio or simply a place to start.

Situated in a quiet Newtown Street within close proximity to the Toowoomba CBD, Clifford Gardens, schools and amenities, the charmer on timber stump home with an iron roof features 3 generous bedrooms, each fitted with ceiling fans, spacious separate lounge room complete with ceiling fan to keep you cool in the summer months, practical eat-in kitchen home to an electric cook top, oven, pantry and a wood stunning wood fire stove and family bathroom hosting a shower over bath, vanity and toilet.

This home has been very well maintained and also features high ceilings, ceiling fans throughout and offers security screens to windows and doors for added peace of mind.

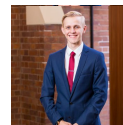
Externally you will find the laundry with single wash basin and storage cupboard plus an additional separate toilet. There is also a rainwater tank for outside use.

Your car is accommodated with the single carport and has access to the fenced 513m2 allotment.

Investors – the home is currently tenanted through our RE/MAX Success



James O'Donohue
0488 144 347



Shaun Blackburn
0490 499 194

Property Management Department to an exceptional long term tenant at \$265 per week until 30th September 2021.

For your convenience Team Elevate is available 7 days a week to arrange your private viewing.

General rates: currently \$1036.08 net per half year

Water rates: currently \$304.59 net per half year plus consumption

Primary school state catchment: Newtown State School

High school state catchment: Wilsonton State High School

Home Built: 1950



RE/MAX Success

Approx Int: 84.6 sqm Approx Ext: 18.3 sqm **TOTAL: 102.9 sqm**

11 Ethel Street, Newtown

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

