



## Get A Massive BONUS Living Here And Great Presentation, Only 220 Metres To Park!

HARSHA KUMARASINGHE for The Jacqui Walker Team presents this very neat home CAPTURING A MASSIVE BONUS LIVING SPACE.

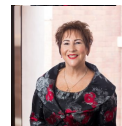
I SAID: ' Two living spaces here, one so so big, and all very lovingly presented !!! '

RIGHT NOW PEOPLE ARE TALKING about the...

- Beautiful polished timber floors
- Large UPDATED kitchen
- Attractively UPDATED bathroom with large shower, vanity and toilet
- And the location that's 550m to Primary School and 220m to Park!

LET'S TAKE A CLOSER LOOK:

- Beautifully presented lounge room
  - ∴ With reverse-cycle air conditioning
  - ∴ Attractive doors to this formal lounge room can be closed for peaceful chats or time alone
- An oversized BONUS CASUAL LIVING ROOM with ceiling fan
- Covered outdoor entertaining zone
- 3 spacious bedrooms, each with built-in robes
  - ∴ 1 with air-conditioning
- A handy single garage
- Tandem single carport to front
- Brick and tile construction
- Set on a fenced, south-facing, level 615 sq mtr allotment
- A handy garden shed
- And rainwater tank, too



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### Amenities

Air Conditioning  
Built in Robes  
Floor Boards  
Broadband  
Outdoor Entertaining  
Reverse Cycle Aircon

## OKAY GREAT, THEN WHAT'S NEARBY?

- 220m to Vanity Street Park
- 550m to Rockville Primary School
- 1.2km to Wilsonton Heights Shopping Plaza
- 2km to Wilsonton Shopping Centre, fuel and endless takeaway options
- 2km to Wilsonton High School

CAPTURING fantastic updates and beautiful timber floors, there SO MUCH SPACE to LIVE AFFORDABLY HERE.

FOR YOUR CONVENIENCE, we're available for your inspection 7 days per week including evenings, or we look forward to welcoming you to the open home. MAKE THIS ONE YOURS TODAY!

\*\*\*HANDY INSIGHTS courtesy of The Jacqui Walker Team:

- Recent General Rates: \$1,314.00 net 1/2 yr approx
- Recent Water Access: \$314.95 net 1/2 yr + consumption
- Orientation: South-facing
- Allotment size: 615 sq mtrs
- Real Property Description: Lot 17 on Registered Plan 106062
- Local Government Area: Toowoomba Regional Council
- Internet: Can connect to the NBN via Fibre-to-the-Node technology (FTTN)
- State School Zone: Rockville Primary (P-6, 550m) and Wilsonton High (7-12, 2km)
- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.

