



Get Corner Allotment Position And Immaculate Presentation. A Total Must-See!

IMMACULATELY PRESENTED ON A CORNER ALLOTMENT only 130 metres to a sprawling Park, Chan De Silva for The Jacqui Walker Team presents this fantastic home.

WHO'S WHO?

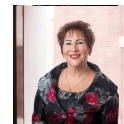
- Owner Occupiers: settle in January 2022 and move in yourself or
- Investors: currently tenanted 'til January 2022
- ::: Earns \$350.00 per week
- ::: That's a 4.56% p.a. gross rent yield based on the Offers Over price

FOUR THINGS DRIVING VALUE HERE:

- Value-adding corner allotment
- Value-adding internal double garage
- The subdivision across the road is now fully-sold
- ::: That kind of HOT-demand very nearby is likely to increase your capital growth here
- Immaculate presentation throughout

STEP INSIDE, SEE ALL THIS:

- 3 Bedrooms, Ensuite, Main Bathroom and Double Garage floorplan
- A welcoming front porch
- Formal lounge room
- ::: With the comfort of reverse-cycle air conditioning
- ::: And a ceiling fan, too
- Dining room
- Casual family room
- ::: With a handy gas-point for added warmth
- A fabulous kitchen overlooks the fun



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Amenities

Air Conditioning
Secure Parking
Dishwasher
Built in Robes
Broadband
Shed
Reverse Cycle Aircon

- ∴ With a dishwasher for quick clean-up
- ∴ Electric cooking
- ∴ A microwave space
- ∴ Plenty of cupboards and ample bench space

- A spacious master bedroom
- ∴ Experience the ENSUITE with shower, toilet and vanity
- ∴ Built-in robes
- ∴ And a ceiling fan
- 3 bedrooms total, 2 with built-in robes

- Main bathroom with bathtub, shower and vanity
- A private main toilet
- A large linen cupboard
- And room for a dryer beside washing machine in laundry ... with easy-access outside

- Convenient arrival home via private internal DOUBLE GARAGE with handy side-access door

- And the best possible internet connectivity, with Fibre-to-the-Premises not just the street

OUTSIDE DISCOVER:

- More peace-of-mind with security screens
- A sprawling 9.6m x 3m covered entertaining zone
- Handy garden shed
- Ample space across the fenced 695 sq mtr CORNER allotment
- ∴ Quite private with lovely mature trees
- ∴ Neatly landscaped and retained
- ∴ Measuring 35.3m east side x 20.5m north rear
- 250 litre hot-water system
- Bottle gas

SO WHAT'S NEARBY?

- So close! 130m to expansive Horn Park
- 900m to Toowoomba State High School, Mt Lofty Campus
- 1.1km to Downlands College
- 1.3km to Coles, Aldi and Northpoint Shopping Centre
- 1.4km to Harlaxton Primary School
- 2.9km to Sports Club and CBD

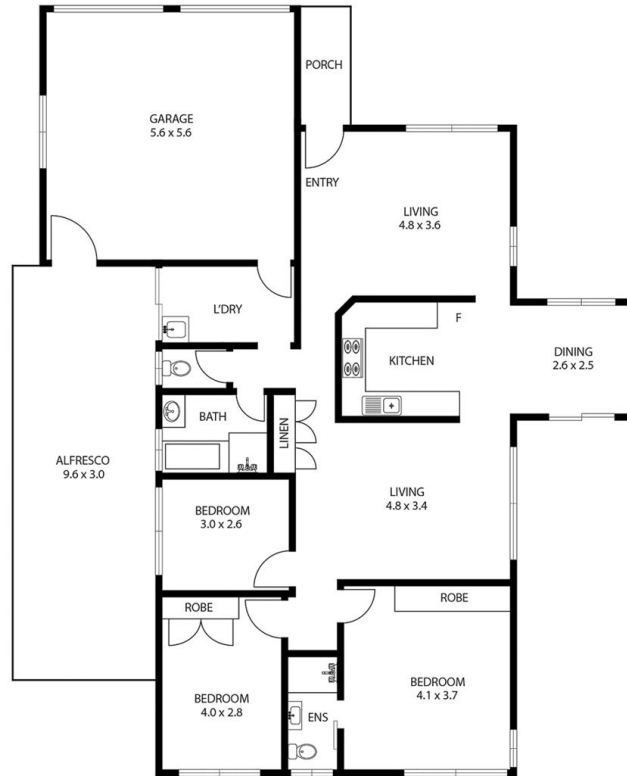
IMMACULATELY PRESENTED on a fabulous corner allotment, The Jacqui Walker Team predicts capital growth and Happiness with a capital 'H' here. NOW YOU'VE FOUND IT!

FOR YOUR CONVENIENCE, The Jacqui Walker Team is available right now to answer your questions or to schedule your inspection. THE ONE TO SEE, THE ONE TO HAVE!

*****USEFUL SPECS courtesy of Chan De Silva for The Jacqui Walker Team:

- Average Ownership Tenure in Harlaxton: 13.6 years, according to RP Data
- Construction Elements: Brick construction with tiled roof
- Recent General Rates: \$1,276.26 net 1/2 yr
- Recent Water: \$314.95 net 1/2 yr + use
- Orientation: South

- Allotment Dimensions: 35.3m east side x 20.5m north rear
- Allotment Size: 695 sq mtrs
- Real Property Description: Lot 19 on Registered Plan 149252
- Local Government Area: Toowoomba Regional Council
- Internet: Can connect to NBN on Fibre-to-the-Premises technology (FTTP)
- State School Zone: Harlaxton Primary (P-6, 1.4km); Toowoomba State High (7-12, 900m)
- Disclaimer: All care taken, however you are encouraged to independently verify all figures and indications.



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

15 Irving Court, HARLAXTON

