

1/212 Ruthven Street, North Toowoomba, Qld 4350 **RE/MAX**

## Unit For Rent

Saturday, 27 April 2024

1/212 Ruthven Street, North Toowoomba, Qld 4350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



REMAX Success  
0746386115

**\$350 per week**

- 2 spacious bedrooms, both with built-in wardrobes - Separate sunroom that can turn to an office/study room - Open plan living and dining area with timber rake ceilings and gas heater - Kitchen includes gas cooking with plenty of cupboard and bench space - Bathroom with shower and vanity - Separate toilet for added convenience - Internal laundry with washtub and auto taps - Single lock-up garage

Welcome to Unit 1/212 Ruthven Street, a thoughtfully designed duplex that blends comfort with unparalleled convenience, located just a stone's throw from Toowoomba CBD. This unit is perfectly positioned close to local shops, schools, cafes and parks, making it an ideal home for professionals, small families, or anyone looking to enjoy the benefits of city living without the hustle and bustle. Inside, the unit offers two spacious bedrooms, each featuring built-in wardrobes for ample storage space. The layout includes a separate sunroom which can easily be transformed into an office or study, providing a versatile space suited to various needs. The heart of the home is the open plan living and dining area, distinguished by its striking timber rake ceilings that add character and warmth to the space. A gas heater ensures this central area remains cozy and welcoming throughout the cooler months. Adjacent to the living area, the kitchen is equipped with gas cooking facilities and offers plenty of cupboards and bench space, ideal for those who enjoy cooking and entertaining at home. The bathroom is efficiently laid out with a shower and vanity, and the convenience of a separate toilet enhances the unit's practicality. An internal laundry with a washtub and autotaps add to the ease of day-to-day living. Completing this attractive offering is a single lockup garage, providing secure parking and additional storage solutions. Unit 1/212 Ruthven Street is more than just a place to live; it's a lifestyle choice for those seeking convenience and comfort in a prime urban location. Don't miss the chance to make this your new home and experience everything Toowoomba has to offer right at your doorstep.

**SPECIAL CONDITIONS** - No smoking inside the property and outside smokers to dispose of cigarette butts correctly

**WATER** - Included in the rent

**LAWNS / GARDENS** - Tenants to maintain lawns/gardens

**School-Aged Children?** Copy and paste the link below into your browser for local school catchment areas <http://www.qgso.qld.gov.au/maps/edmap>