

**1/26 Sanctuary Drive, Cranley, Qld 4350**



**Unit For Sale**

Wednesday, 12 June 2024

1/26 Sanctuary Drive, Cranley, Qld 4350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Dan James  
0439714722



Dylan Ready  
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## Auction

Introducing a rare gem nestled at 1/26 Sanctuary Dr, Cranley QLD 4350! This stunning duplex offers a comfortable lifestyle with 3 bedrooms and 2 bathrooms, perfect for first home buyers & downsizers that are after low maintenance living. This promising property embodies comfort, class, and the allure of Cranley living. Embrace its convenience, ample amenities including a walk-in robe with a generous ensuite, built-in robes, lock-up security, and the added benefit of (arguably) one of the best courtyard sunrise and sunset spots. You will enjoy the open plan living this home has to offer. It boasts a well appointed and spacious kitchen that offers a natural gas stove top alongside caesar stone bench tops and dishwasher, this home oozes comfort and enjoyment. With a single lock-up parking space, window locks, and fenced perimeter your family (including the furry friends) will be safe and secure. In addition, this home is a short drive from picturesque settings of local parks, perfect for anyone who loves the great outdoors with spectacular views as this home boasts a northern aspect. With the major redevelopment of Baillie Henderson Hospital (That will become Toowoomba's base hospital) you will enjoy the benefit of capital growth and rental return. With all this and more, what are you waiting for? Offers prior to auction are encouraged as this property MUST be sold! Building inspection reports will be available upon enquiry.

Indoor Features: • Caesarstone kitchen benchtops • Dishwasher • Ensuite • Walk in robe • Built in robes

Outdoor Features: • Fenced Perimeter • Pet Friendly • Spacious yard • Covered patio

The Area • 1.8 kilometres to Baillie Henderson Hospital • 2.7 kilometres to Toowoomba Bypass • 5.5 kilometres to Clifford Gardens • 6.5 kilometres to Grand Central

Rates: Approximately \$1103.57 per half year

Water Access: Approximately \$315.29 per half year

AUCTION DETAILS: 25 June 2024 from 6.00pm

Ray White Toowoomba, 580 Ruthven Street

Can't attend in person? Watch the auction online! <https://raywhitetoowoomba.com/watch-our-auctions-live>