

1/4B Herries Street, East Toowoomba, Qld 4350

Sold Townhouse

Saturday, 2 September 2023

1/4B Herries Street, East Toowoomba, Qld 4350

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Townhouse



Grant Nissen



Ethan Aisthorpe
0418261545

\$440,000

Located in coveted East Toowoomba "The Grange Townhomes" offer close proximity to the health services located at St. Vincents as well as being a short stroll to the Range Shopping Centre. Inside, unit 1 presents a sun-drenched, modern living space complete with air conditioning and gas heating, perfect for year-round comfort. The freshly painted interiors also showcase brand new carpet to upstairs and air conditioning to both ensuited bedrooms. Offering modern comfort, investment potential, and the exceptional rental return opportunity, with an independent rental appraisal by Opulence Property indicating \$500 - \$530 per week.

At A Glance:

- Modern kitchen featuring Smeg gas cooktop, dishwasher, breakfast bar, and stone benchtops
- Open plan living dining space air conditioning, gas heating and great connectivity to the outdoor entertaining space
- 2 ensuited bedrooms upstairs, both with ceiling fans and air conditioning. Eastern bedroom with walk-in robe
- Study nook with glass shelving
- Large outdoor entertaining area with shade cloth, built-in bench seating, and established gardens
- Remote garage

Additional Information:

- Independent Rental Appraisal (Opulence Property) - \$500-\$530 per week
- State School Catchments - Toowoomba East SS & Centenary Heights SHS
- Nearby Private Schools - Toowoomba Grammar School, Fairholme College, Toowoomba Anglican School, Mater Dei, & St. Joseph's College
- Parklands - Queens Park, McCafferty Park, & Lake Annand
- Cafes/Restaurants - The Other Bird, Impressions On Scott, Sage & Butler, & The Coffee Chest
- Lifestyle - St. Vincents Private Hospital, GPs On Curzon, The Toowoomba Specialist Centre, The Range Shopping Centre, & EastVille
- NBN - Fibre to the Premises (FTTP)
- Public Transport (Bus) - James Street at Range Shopping Centre (300 metres from the residence)
- General Rates (net half year) - \$1,103.57
- Water Access - \$314.59
- Body Corporate (net per quarter) - \$704.05
- Waste Service Day - Wednesday

Disclaimer: Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.