

1 Park Lane, Toowoomba City, Qld 4350



House For Sale

Monday, 30 October 2023

1 Park Lane, Toowoomba City, Qld 4350

Bedrooms: 4

Bathrooms: 2

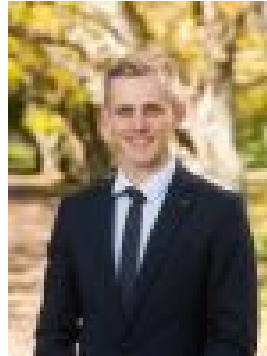
Parkings: 2

Area: 610 m2

Type: House



James ODonohue
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Shaun Blackburn
0490499194

Offers Over \$569,000

- Front covered patio- 3 good sized carpeted bedrooms each fitted with built-in robes- Light filled sunroom- Spacious carpeted lounge room boasting reverse cycle air-conditioning- Generous kitchen equipped with electric cooktop, electric oven, rangehood and dishwasher, plus also featuring, single bowl sink, ample bench space and cupboards and a central island bench- Additional rumpus room, a perfect place for the teenagers to enjoy or family games and movie nights- Updated family bathroom home to both a separate bath and shower- Separate toilet for extra convenience- Good sized laundry with 2 wash tubs and built-in cupboard- Security screens fitted to doors and some windows- Timber style flooring to the kitchen and dining area- Granny flat including 2 good sized carpeted rooms plus a shower and toilet - use as guest accommodation, room for the teenagers or bring the extended family under the same roof- Covered outdoor entertainment area overlooking the central grassed area- Rainwater tank- Low maintenance 610m2 corner allotment- Double lock up garage- Currently rented at \$450 per week until 25th January 2024- Rent appraised at \$550 per week

Welcome to 1 Park Lane, a beautifully designed family home just 350 metres from the Grand Central Shopping Centre, offering the epitome of urban convenience. Step into a welcoming front patio that sets the tone for relaxed family living. The home boasts three well-proportioned, carpeted bedrooms, each with built-in robes, ensuring space and privacy for everyone. As you move further inside, you're greeted by a light-filled sunroom, an ideal setting for quiet afternoons or creative pursuits. The spacious lounge room, carpeted and fitted with reverse-cycle air conditioning, serves as the heart of the home, perfect for family gatherings or movie nights. Adjacent to it lies the generous kitchen, equipped with modern conveniences such as an electric cooktop, oven, rangehood, and dishwasher. The kitchen also features a single bowl sink, abundant counter space, and plenty of cupboards, crowned by a central island bench that can serve as a breakfast nook or additional prep space. The home offers even more room for entertainment with an additional tiled rumpus room, a perfect sanctuary for teenagers or a venue for family game nights. The updated family bathroom is practical and elegant, featuring both a separate bath and shower, along with a sizeable vanity. Adding to the home's practicality is a separate toilet and a functional laundry room, complete with two wash tubs and built-in storage. For added security, screens have been fitted to doors and select windows. The dining area and kitchen are adorned with stylish timber-like flooring, adding a touch of sophistication to daily living. But that's not all; this home comes with a 2-bedroom granny flat, complete with its own shower and toilet. This flexible space can be used as guest accommodation, a teenager's retreat, or even to bring extended family under one roof. Outdoor living is equally inviting with a covered entertainment area overlooking a central, grassed space ideal for weekend barbecues or relaxed evenings. The property also features a rainwater tank, all set on a low-maintenance 610m2 corner allotment with a secure double garage. For investors, the home is currently let at \$450 per week until the 25th of January 2024, with an assessed rent potential of up to \$550 per week, subject to market conditions. Don't miss this rare opportunity for comfortable family living in a coveted location. Call today to arrange your exclusive viewing.

General rates: currently \$1,250.41 net per half year
Water rates: currently \$314.95 net per half year plus consumption
Primary school state catchment: Toowoomba North State School
High school state catchment: Harristown State High School
Home Built: 1955