

**1 Railway Street, Cambooya, Qld 4358**



**Sold House**

Friday, 6 October 2023

1 Railway Street, Cambooya, Qld 4358

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1451 m2**

**Type: House**



Jacqui Walker  
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**\$360,000**

RENOVATORS, welcome to 'Before-and-After Heaven' in Cambooya, where OPPORTUNITY AWAITS!FAST flyover:- The UPSIZED 4-BAY SHED is an incredible 12m x 7m- The large 1,451 SQ MTR ALLOTMENT is fully-fenced:: Main yard ideally facing NORTH- The CHARACTER HOME, with unique roofline, sings: ' Love me, love me, say that you'll love me!' 'PRESENTED by Jacqui Walker, let's step INSIDE:- Quick glance: elevated, with 4 bedrooms and 1 bathroom- Front orientation to street: west- Many rooms capturing ideal NORTH orientation- Period woodwork and timber embellishments everywhere you look- The entry / FRONT SUNROOM runs the full-width of the home- Updated Kitchen with gas stove, UPSIZED WALK-IN PANTRY and ornate oven:: Wow, look at that ORNATE OVEN IN 'FIRE-ENGINE RED' COLOUR- The Lounge Room is GENEROUS IN SIZE:: With air-conditioning and FIREPLACE- Separate Dining Room / Family Room- Total of 4 Bedrooms- Bathroom with bathtub and vanity- Private main toiletOUTSIDE discover:- The HUGE 4 BAY-SHED- North aspect for the main yard area:: Total allotment size is 1,451 Sq Mtrs, around one-third of an Acre- Ample under-home storage- There's a fantastic chicken coop, or adapt as a dog pen- And the unique angles to the home's roofline will complement your renovation very nicely!SO WHAT'S NEARBY?- 300m to Bull and Barley Inn- 750m to Pharmacy / Store and Newsagency / Post Office / Inn precinct- 770m to Lucy Street Park and Cambooya Recreation Reserve- 770m to Pony Club- 850m to Cambooya Primary School- 18.3km to Harristown High School- 18.8km to Kmart at Toowoomba PlazaJACQUI WALKER says: ' I LOVE the blank canvas here ... it's fabulous Renovator ... you know you LOVE that 4-BAY SHED ... and this home sings: 'love me, love me, say that you'll love me!' 'TO MAKE IT ALL HAPPEN, inspect NOW!For your convenience, The Jacqui Walker Sells Team is available right now to answer your phone call, text or inquiry. IMMEDIATE INSPECTION AVAILABLE.\*\*\*HANDY INFO courtesy of The Jacqui Walker Sells Team:- Recent General Rates and Charges: \$842.01 net 1/2 yr- Recent Water Infrastructure Charge: \$239.17 net 1/2 yr + consumption- Local Government Area: Toowoomba Regional Council- Real Property Description: Lot 2 on Crown Plan CP849252- State School Zone: Cambooya Primary, P-6; Harristown High, 7-12- Disclaimer: All care taken, however you're encouraged to independently verify all figures and indications.