

**108 Ruthven Street, Harlaxton, Qld 4350**



**House For Rent**

Friday, 14 June 2024

108 Ruthven Street, Harlaxton, Qld 4350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



REMAX Success  
0746386115

**\$450 per week**

- Front enclosed sunroom- 2 good-sized bedrooms, one with bay window seating- Spacious lounge room with polished timber flooring- Dining room boasting wood fireplace- Additional rumpus room- Neat and tidy kitchen equipped with electric cooktop and oven, rangehood plus good sized pantry and also featuring plenty of bench space and cupboards- Spacious dining area flowing from the kitchen- Bathroom is complete with shower over bath, freestanding vanity, and toilet- Internal laundry with single washtub- Polished timber flooring throughout- Lovely ornate ceilings- Generous covered outdoor entertainment area- Fully fenced, good-sized yard with plenty of room for the kids and pets to play- Single lock-up shed

Welcome to 108 Ruthven Street, a charming 2-bedroom home situated in a prime inner-city location. Boasting lovely character features and spacious living, this corner block property is conveniently located within walking distance to Northpoint Shopping Centre, Downlands College, Toowoomba State High School, and the city centre. Framed by stunning period elements, this home embraces the design elements from yesteryear to create a charming home that is sure to impress!

Step inside to find a front-enclosed sunroom, perfect for relaxing with a book or enjoying your morning coffee. The home features two good-sized bedrooms, one with bay window seating, adding a touch of elegance and extra storage space. The spacious lounge room with polished timber flooring and the dining room with a wood fireplace offers warm and inviting spaces for family gatherings. An additional rumpus room offers extra space for entertainment or a home office. The neat and tidy kitchen is equipped with an electric cooktop and oven, rangehood, and a good-sized pantry, along with plenty of bench space and cupboards. The spacious dining area flows seamlessly from the kitchen, making meal times a breeze. The bathroom is complete with a shower over the bath, a freestanding vanity, and a toilet. The internal laundry includes a single washtub for added convenience. Polished timber flooring and lovely ornate ceilings add to the home's charm and character. Outside, the generous covered outdoor entertainment area is perfect for hosting gatherings and enjoying the outdoors. The fully fenced, good-sized yard provides plenty of room for kids and pets to play. A single lock-up shed offers secure storage for your vehicle or tools. Experience the perfect blend of character and convenience at 108 Ruthven Street. Contact us today to arrange a viewing and make this charming home yours!

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

**WATER -** This property has a Water Efficient Certification, hence tenants to pay for all water used

**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>