

10B Esmond Street, Rockville, Qld 4350



Sold House

Tuesday, 30 April 2024

10B Esmond Street, Rockville, Qld 4350

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 587 m2

Type: House



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\$446,500

- Front lighted filled sunroom- 3 good sized bedrooms - 2 bedrooms with built-in robes main bedroom features reverse cycle air-conditioning- Spacious open plan lounge and dining room boasting reverse cycle air-conditioning, polished timber flooring and gas point- Centrally located kitchen equipped with gas cooktop, electric oven, rangehood and dishwasher, plus also featuring 2 bowl sink and plenty of bench space and cupboards- Family bathroom home to a shower over bath, good sized vanity and toilet- Second separate toilet conveniently located near the laundry- Generous hallway storage- 6kw solar power with panels- Expansive paved outdoor entertainment area with shade sail overlooking the backyard- Good sized lock-up garage with internal access and integrated laundry at the rear- Additional carport with drive through vehicle access to the backyard- Detached garden shed- Cubby house- Fully fenced backyard with easy care lawns- 587m² allotment- Walking distance to the New Toowoomba Hospital site- Rent appraised at \$425 - \$450 per week, subject to market conditions

Introducing 10B Esmond Street in Rockville, a welcoming family home that offers both immediate comfort and enticing potential. The home begins with a light-filled front sunroom, leading into a home designed with family life in mind. It houses three good-sized bedrooms (2 fitted with built-in robes), with the main bedroom enhanced by reverse cycle air-conditioning for optimal comfort throughout the seasons. The living space is the heart of the home, featuring an open-plan lounge and dining area with polished timber flooring and a gas point, alongside reverse cycle air-conditioning for a comfortable atmosphere. The centrally located kitchen shines as the functional heart of the home, equipped with a gas cooktop, electric oven, rangehood, and dishwasher, surrounded by sufficient bench space and cupboards for all culinary needs. The family bathroom, practical and neat, includes a shower over the bath and a good-sized vanity, with the added convenience of a separate toilet near the well-appointed laundry area. The home extends outdoors to an expansive paved entertainment area under a shade sail, creating an ideal setting for relaxation and social gatherings, overlooking a fully fenced yard that's a blank canvas for garden enthusiasts or a safe play haven for children. A good-sized lock-up garage with internal access, complemented by a carport offering drive-through access to the backyard, adds to the practicality. Plus, a garden shed provides additional storage solutions. Located within walking distance to the new Toowoomba Hospital site and close to quality schooling, shopping, and parks, this home is perfectly positioned for convenience and growth.

Investors - the property has been recently rent appraised by our property management team at \$425 - \$450 per week, subject to market conditions. 10B Esmond Street, nestled in quiet street of Rockville, is more than a home; it's a chance to create your dream living space in a location celebrated for its family-friendly atmosphere. Perfectly placed within walking distance to the new Toowoomba Hospital site and moments from top schools, lush parks, and shopping centres, this property offers a lifestyle of unmatched convenience and charm.

General rates: currently \$1,2154.53 net per half year
Water rates: currently \$314.95 net per half year plus consumption
Primary school state catchment: Rockville State School
High school state catchment: Wilsonton State High School
Home Built: 1950