

# 11 Aspect Street, North Toowoomba, Qld 4350

McGrath

## House For Sale

Friday, 5 April 2024

11 Aspect Street, North Toowoomba, Qld 4350

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 810 m2

Type: House



Heston Marino  
0043493106



Brian Baker  
0497863160

## Auction

Hidden in the heart of Toowoomba's bustling light industry area sits this unique renovated cottage, presenting an unparalleled opportunity for tradespeople or first-home buyers seeking the perfect blend of character and convenience. Situated on a generous 810sqm block over two titles, this gem comprises not only a charmingly presented three bedroom home but also boasts a substantial 9m x 7.5m powered shed - ideal for all your needs! Providing convenience at your doorstep, Bunnings and BMS are just a stone's throw away plus shopping centres and the CBD within easy reach making this property a hot find for tinkers and trades. Zoned "Low Impact Industry," this property offers the rare chance to seamlessly integrate your work and home life without the hassle of neighbourhood noise concerns. The beautifully renovated home is bursting with rustic charm, including a new kitchen with upgraded oven, dishwasher, ceramic cooktop, new cabinets and benchtop, 10ft high ceilings exuding the character and charm of yesteryear still evident with the combustion wood stove complete with mantelpiece. Stained and polished floorboards and fully repainted VJ walls along with the enticing new bathroom are a feast for the eyes with a beautifully restored vanity adorned with vintage basin and tapware completing the timeless aesthetic. Highlights:- Traditional cottage featuring fretwork, VJ's and French doors- Three bedroom renovated cottage on 810sqm over two titles- Impressive and versatile 9m x 7.5m powered shed- Located in the heart of town and zoned "Low Impact Industry" suited to home business and trades Don't miss out on this entry-level opportunity to own a piece of Toowoomba's light-industry area while enjoying the comforts of home. Embrace the lifestyle you've been waiting for – call to discuss today!