

11 Clairmont Street, Newtown, Qld 4350

HotProperty

House For Sale

Friday, 24 May 2024

11 Clairmont Street, Newtown, Qld 4350

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 625 m2

Type: House



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Interest Over \$525,000

Welcome to 11 Clairmont Street, a charming timber cottage that seamlessly blends traditional allure with modern comforts. Nestled in a peaceful and friendly neighbourhood, yet conveniently close to the Toowoomba CBD, this delightful home offers a perfect sanctuary for those seeking both tranquility and convenience. Enter through the inviting front sunroom, which leads into the main living area and flows into the formal dining space, highlighted by 12-foot VJ walls. The vibrant kitchen features modern cabinetry and appliances, providing an ideal setting for entertaining. Step out the back door to a generously sized outdoor entertaining area and a backyard packed with possibilities, complete with a garden shed and a beautiful bottle tree.

The Home:- 4 Spacious Bedrooms some with built-in storage.- Single bathroom with a stunning pedestal vanity.- VJ walls with 12 ft high ceiling throughout main living areas.- Vibrant kitchen with gas stove, oven, dishwasher, and modern cabinetry.- Separate secondary toilet.- Single carport accommodation. - Two Split System air conditioners.- Outdoor entertaining area.

The Block:- Perfectly positioned 625m² block.- Fully fenced with white picket fencing at the front. - Rear access to the block.- Plenty of options for gardening, outdoor activities, or even future expansions.

The Location: - 5-minute drive to (1.8km) CBD.- 1-minute drive to (600m) The Glennie School.- 3-minute drive (1.3 km) to Clifford Gardens.- 2-minute drive (700 m) to Newtown Park. Located just minutes from the Toowoomba CBD, you'll have easy access to shops, cafes, schools, and parks, ensuring a lifestyle of convenience without compromising on peace and quiet.

GENERAL RATES: \$1,358.35 NET Half Yearly Approx. WATER ACCESS: \$350.32 NET Half Yearly Approx. To arrange an inspection or learn more, contact Aaron Savage on 0417 037 460.