

**11 Koombarra Street, Harlaxton, Qld 4350**



**Sold House**

Friday, 18 August 2023

11 Koombarra Street, Harlaxton, Qld 4350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Area: 642 m2**

**Type: House**



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**\$433,500**

- Front covered porch- 2 generous bedrooms, each fitted with built-in robes (bedroom 1 with ceiling fan)- Spacious carpeted lounge room complete with reverse cycle air-conditioning flowing through to the kitchen and dining - Spacious neat and tidy kitchen featuring freestanding electric stove, single bowl sink, plenty of bench space and cupboards- Dining room adjacent to the kitchen which flows to the outdoor patio- Main bathroom with shower and good sized vanity- Separate toilet for added convenience - Laundry with single wash tub - Additional tiled garage or multi-purpose space with built-in barbecue - Covered rear patio overlooking the privacy fenced backyard - Solar system with 6 panels (1.5kW inverter)- Detached 6m x 6m powered lock-up shed with concrete driveway- Single carport- Good sized, low maintenance 642m2 allotment- Rent appraised at \$400 per week (subject to market conditions) Nestled in a quiet street of Harlaxton, just minutes from the city centre, lies this charming lowset brick home at 11 Koomburra Street. Offering a perfect blend of convenience and tranquillity, this property presents an ideal opportunity for families seeking comfort and convenience. With its proximity to North Point Shopping Centre, Toowoomba State High School, Harlaxton State School, and neighbourhood parks, this home is perfectly situated to cater to the needs of modern living. Step onto the front covered porch and enter into a home filled with warmth and character. The spacious carpeted lounge room invites relaxation and gatherings, complete with reverse cycle air-conditioning for year-round comfort. The seamless flow leads to the kitchen and dining area, where family meals can be enjoyed together. The spacious and neat kitchen boasts a freestanding electric stove, a single bowl sink, ample bench space, and plenty of cupboards for all your storage needs. This home offers two generous bedrooms, each fitted with built-in robes for convenient storage. Bedroom 1 features a ceiling fan, ensuring comfort during warmer days. The main bathroom offers a shower and a good-sized vanity, while a separate toilet adds convenience to the daily routine. The laundry is equipped with a single wash tub, making chores a breeze. An additional tiled garage or multi-purpose space which is insulated and features a built-in barbecue. Step outside to the covered rear verandah, overlooking the privacy fenced backyard, where you can unwind and enjoy outdoor activities. There is also a gate to the Bowls club behind. The property features a solar system with 6 panels (1.5kW inverter), contributing to energy efficiency and potential cost savings on bills. There are Security screens throughout. A detached 6m x 6m powered lock-up shed which provides additional car space or storage or even a workshop, while a single carport offers additional covered parking. Situated on a good-sized, low-maintenance 642m2 allotment, this property provides a balance between indoor and outdoor living. Investors - Rent appraised at \$400 per week, subject to market conditions, makes this home an appealing option for investors. Don't miss the opportunity to own this charming lowset home in Harlaxton. Experience the perfect blend of privacy and convenience. For your convenience Team Elevate is available 7 days a week to arrange your private viewing. General rates: currently \$1,148.24 net per half year Water rates: currently \$314.95 net per half year plus consumption Primary school state catchment: Harlaxton State School High school state catchment: Toowoomba State High School