

**12 Charles Street, Newtown, Qld 4350**



**Sold House**

Tuesday, 15 August 2023

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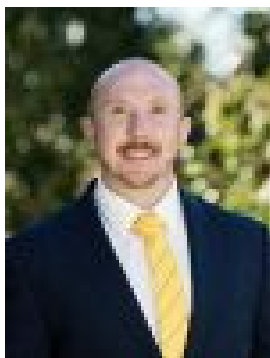
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 749 m2**

**Type: House**



Adam Herden

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## Contact agent

This lovely character home is situated in a quiet tree-lined street in the highly sought-after pocket of Newtown. Set on a fully fenced 749m<sup>2</sup> allotment, the home boasts absolute convenience in a desirable location. Only moments to the Queensland State Rose Garden and Newtown Park, and a few minutes drive to the vibrant Toowoomba CBD. This is an unrivalled opportunity not to be missed and an absolute must on your inspection list! The three-bedroom, timber character home represents a great opportunity! Featuring a practical kitchen with plenty of storage, a north-east facing living room and an additional living room which opens onto the large entertainer's deck at the rear of the home. In the bathroom, there is a shower over bath, with ample linen storage. Finished to a great standard, with timber floors through the living areas, café blinds on the rear deck, security screen doors and plantation shutters in the main bedroom and living area. Features include but aren't limited to:

- Three bedrooms, all with built-ins and ceiling fans
- Master suite featuring an ensuite
- Good sized and practical eat-in kitchen
- Family bathroom with shower over bath
- Single side carport with rear access to single lock up garage and additional carport.
- Well fenced 749m<sup>2</sup> block
- Great location, close to everything
- 5000 Gallon tank, plumbed to the home
- Current rental appraisal available on request

This is the perfect opportunity to secure your new home or investment property! Don't delay an inspection on this fantastic home! For more information or to book your private inspection, contact Ben on 0400 436 802 or Adam on 0411 560 343. Rates: Approximately \$1,172.16 per half year Water Access: Approximately \$314.59 per half year