

**12 Jarrah Street, East Toowoomba, Qld 4350**

**House For Sale**

Wednesday, 7 February 2024

HELEN  
AUSTIN

12 Jarrah Street, East Toowoomba, Qld 4350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 716 m2**

**Type: House**



Helen Austin  
0439962801



Madeline Brookman  
0474119232

## Offers To Purchase!

Welcome to 12 Jarrah Street East Toowoomba, a unique rendered brick home with an abundance of natural light. This 4-bedroom residence features a spacious interior, 2 living rooms, an office, and two outdoor living areas, perfect for the whole family. Features include -

- Rendered brick home with plenty of natural light
- Fabulous spacious kitchen opens onto a fantastic dining room with casual living on both sides
- Highly sought-after location within walking distance of St Vincent's Hospital, Toowoomba Grammar School, and the CBD
- Spacious & private North facing front verandah for morning coffee
- Gorgeous, polished timber floors throughout
- Large covered timber deck with a fabulous southeast aspect
- Solar panels - 23/6kw
- Ceiling fans in the 4 bedrooms & 2 living areas
- Split Air-conditioning in the main bedroom & one of the living rooms
- Gas points in the front lounge, dining room & on the deck
- Security screens on all windows & doors
- Great storage in and under the house
- Building and pest reports and rental appraisal available

General rates net 1/2 year \$1762.62  
Water access charge net 1/2 year \$314.95  
Allotment - 716m<sup>2</sup>