

# 123 MacKenzie Street, East Toowoomba, Qld 4350

## House For Sale

Friday, 3 May 2024

123 MacKenzie Street, East Toowoomba, Qld 4350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



Lachlan Evans

## Expressions of Interest

If POSITION is everything – then you have arrived. 123 Mackenzie St is right in the middle of everything East Toowoomba has to offer and is still only a hop, skip & a jump to the CBD. East Toowoomba is arguably a lifestyle choice of established natural surroundings coupled with modern convenience. You are choosing to live amongst established homes, established gardens, mature trees and established greenery which brings with it an abundance of bird life and the sounds that accompany them. You have wider streets, bigger blocks, and every modern convenience that life demands, is at your fingertips. The Schools, the Parks, the Cafes, the east-side markets and public gardens, the medical services, and your everyday needs – it is literally all here. The position and potential of this property is almost immeasurable. Set on a full 1012m<sup>2</sup> (the old ¼ acre) the home still features some of the original VJ walls and ceilings, lead-light hi-lights, 10' ceilings and a comfortable front verandah. This has been a home – not just a house. Within these walls you can feel the warmth and love of a true family home and place to gather. It has been a haven of happiness for the last 30 years. The dwelling itself consists of 3 original bedrooms and a fourth to the rear of the building which could easily double as a large home office. The master bedroom is complete with a well-appointed modern ensuite and good-sized walk-in-robe. The living areas currently run the length of the original home with the formal lounge and dining at the front and the family/sitting room at the rear. The dine-in kitchen is very functional with gas cooking, dishwasher and a large pantry and is finished with timber doors and drawers throughout. Surrounding the home are beautiful established low-maintenance gardens designed for the one who likes and wants to 'potter'. The automatic double gates at the front make arriving home a breeze and the garage has an automatic door to one side. The essential points:

- Prestigious East Toowoomba locale
- ¼ acre block with beautiful low-maintenance gardens
- Automatic driveway gates and auto-remote door to garage
- 4 bedrooms – master with ensuite & walk-in-robe
- Formal lounge & dining
- Bedroom's 1 & 2 and the formal living areas have 10' ceilings.
- Family / sitting room overlooking rear garden.
- Bedroom 4 could double as a large home office.
- Timber finished dine-in kitchen with gas cooking, dishwasher, and large pantry.
- Sheltered front verandah to sit and while the time away.
- Reverse cycle split system air-conditioning and ceiling fans
- Close to Toowoomba Grammar, Toowoomba Anglican College, Fairholme College, Mater Dei, East State Primary, Range Shopping, St. Vincents Hospital and the Medici Medical Centre, Queens Park, Cobb & Co, Margaret St Cafes and the list goes on.

All in all, this is an opportunity not to be missed. Whether you just want to move in and live or make the most of the opportunity and renovate / extend – either way you will not be disappointed. This is a very tightly held area – remember this property has been held for the last 30 years. If you have ever wanted or dreamt of making an east side move this is your opportunity to do so. East Toowoomba is the jewel of Toowoomba's real estate locations – 123 Mackenzie St is one of its pearls. For Sale by Expressions of Interest closing 4pm 21st May 2024. Prior offers will be considered. Contact Lachlan Evans for a private inspection or check open house times. 0418185220