

**126 Hume Street, East Toowoomba, Qld 4350**

**House For Sale**

Tuesday, 30 April 2024

126 Hume Street, East Toowoomba, Qld 4350

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 981 m2**

**Type: House**



Rob Murphy  
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## Expressions of Interest

An East Toowoomba character home currently utilised as a medical suite is certainly a unique opportunity. Positioned on the corner of Hume and Eleanor Street and just metres to gorgeous Queens Park and our vibrant CBD is this classic 1930's gable. Zoned residential with approval for medical use, ideally the property is best suited to a medical professional wishing to purchase their own premises. The 981m<sup>2</sup> allotment offers numerous off street car parks with entry off Eleanor Street and there 176m<sup>2</sup> of renovated internal area with multiple consultation rooms. Currently approved for 2 practitioners there is also an approval in place to increase to 3 practitioners subject to the refurbishment of the existing carpark. The property has benefited from a recent extension which includes a spacious staff room/potential 2nd living room or extra bedroom and a brand new bathroom. On entry you will love all the character features throughout including soaring high ceilings, VJ walls, eye catching timber paneling and the fabulous lead light windows. With a change in investment direction the current owner is now selling and listening to reasonable offers. Expressions of Interest Close 5pm Monday 20th May 2024 (unless sold prior).