

13 Boland Street, North Toowoomba, Qld 4350

House For Sale

Thursday, 16 May 2024

13 Boland Street, North Toowoomba, Qld 4350

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 567 m2

Type: House



Grant Nissen



Ethan Aisthorpe
0418261545

Offers Over \$499,000

Located in a quiet, family-friendly cul-de-sac, in a highly sought-after area of North Toowoomba, this recently renovated character home offers charm and modern convenience, appealing to first home buyers and astute owner occupiers. Tucked behind a hedge of fragrant jasmine, and boasting a sunlit northern backyard, the home has been freshly painted inside and out, restoring it to its former glory. With the perfect trifecta of character features throughout, including recently re-polished timber floorboard, VJ walls, and high ceilings, the home is further accented with stunning original timber windows. Conveniently positioned less than 500m to Northpoint Shopping Centre and just under 1.5km to the CBD and Queens Park, the residence also offers a profitable investment opportunity, being independently rent appraised at \$540 - \$570 per week, making it equally appealing to savvy investors. At A Glance:

- 2 spacious eastern bedrooms with ceiling fans, and new built-in robes with bonus storage space on top
- Renovated modern bathroom with shower over bath, and ample storage
- Modern sun-drenched north-facing kitchen with brilliant flow to the backyard, and a bonus utility space perfect for prep work
- Spacious air-conditioned living room with adjacent sunroom, perfect for year-round comfort
- Fully fenced 567m² allotment with a 2-bay carport

Additional Information:

- School Catchments – Harlaxton SS & Toowoomba SHS
- Private Schools – Downlands College
- Parklands – Martin Klein Park, Boyce Gardens, Horn Park, & Queens Park
- Cafes/Restaurants – Burrow Café, Brood Coffee, The Royal Hotel, The Plate, The Bakers Duck, & Mouseproof Brewery
- Lifestyle – Southern Cross Reserve, Northpoint Shopping Centre, Northlands Shopping Centre, & TAFE
- NBN – Fibre to the Premises (FTTP)
- Zoning – Low Density Residential. No neighbourhood character overlay
- General Rates (net half-year) - \$1,341.81
- Water Access - \$315.29
- Waste Service Day – Monday

Disclaimer: Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.