

13 Gloucester Crescent, Darling Heights, Qld 4350



Sold House

Wednesday, 8 November 2023

13 Gloucester Crescent, Darling Heights, Qld 4350

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 616 m2

Type: House



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\$515,000

- 3 generous bedrooms, main bedroom with built-in robes and ceiling fan - Spacious lounge room complete with reverse cycle air-conditioning, gas point and polished timber style flooring - Modern kitchen equipped with gas cooktop, electric oven, rangehood and dishwasher, plus also featuring double bowl sink, plenty of bench space and cupboards and a breakfast bar - Dining room fitted with ceiling fan, adjacent to the kitchen and leads to the outdoor entertainment area - Updated family bathroom home to both a separate shower and bath- Separate toilet for added convenience - Spacious laundry with single wash tub - Security screens fitted to doors and windows- Expansive covered outdoor entertainment area overlooking the backyard, perfect for relaxing while watching the kids play - Garden shed - Rainwater tank - Single lock-up garage with internal access- Privacy fenced backyard set on a good sized 616m2 allotment- Rent appraised at \$450 per week, subject to market conditions

Welcome to 13 Gloucester Crescent, Darling Heights-a property that ticks all the boxes whether you're a first-time homebuyer or an investor looking for a strategic addition to your portfolio. Situated in an ideal location within walking distance to parks, transport, and amenities, this home is a stand-out option, especially given its close proximity to the University of Southern Queensland.As you enter, you're greeted by a welcoming front patio that leads into this lowset brick family home. Inside, the home features three generous bedrooms, The main bedroom comes with the added benefit of a ceiling fan and built-in robes, offering plenty of storage.The spacious lounge room is the epitome of comfort, boasting reverse cycle air-conditioning, a gas point, and polished timber-style flooring. The open layout flows effortlessly into the dining area and modern kitchen, making it ideal for entertaining or family living. The kitchen is fully-equipped with a gas cooktop, electric oven, rangehood, and dishwasher. It also features a double bowl sink, ample bench space, cupboards, and a breakfast bar for casual meals.Adjacent to the kitchen, the dining room comes fitted with a ceiling fan and offers direct access to an expansive covered outdoor entertainment area. This outdoor space overlooks a privacy-fenced backyard set on a generous 616m2 allotment-perfect for alfresco dining, children's play, or simply relaxing.The home's updated family bathroom offers the convenience of a separate shower and bath, ensuring everyone's needs are met. A separate toilet and spacious laundry room with a single wash tub add to the functional layout of this home.Additional features that elevate this property include security screens fitted to doors and windows, a garden shed for extra storage, a rainwater tank for sustainable living, and a single lock-up garage with internal access.

Investors - the home has been rent appraised at \$450 per week. The property's close proximity to USQ makes it an ideal investment opportunity, given the consistent demand for rental properties in university-adjacent locations. Whether you're looking to buy your first home or secure a solid investment, 13 Gloucester Crescent offers a lifestyle of convenience and comfort in the heart of Darling Heights.Don't let this opportunity pass you by. Ideal for first home buyers and investors alike, this property is a sound choice for those looking to secure their future. For your convenience Team Elevate is available 7 days a week to arrange your private viewing.

General rates: currently \$1,357.21 net per half year
Water rates: currently \$314.95 net per half year plus consumption
Primary school state catchment: Darling Heights State School
High school state catchment: Harristown State High School
Home Built: 1975