

**14 Grey Street, South Toowoomba, Qld 4350**



**Sold House**

Wednesday, 21 February 2024

14 Grey Street, South Toowoomba, Qld 4350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 670 m2**

**Type: House**



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**\$501,500**

- Front north-facing timber deck- 2 bedrooms both with built-in robes and timber floors- 1 generous sleep-out room- Spacious lounge room boasting timber style flooring and reverse cycle air-conditioning- Centrally located, open plan dining room- Modern kitchen equipped with quality appliances including free standing electric stove and dishwasher, plus walk-in pantry- Updated bathroom complete with shower over bath, vanity and linen cupboard- Separate toilet for added convenience- External laundry located under patio- Expansive covered outdoor entertainment area- Detached shed approx. 9m x 6m- Privacy fenced backyard with side access- Nicely landscaped backyard with easy care lawns- 670m<sup>2</sup> allotment- Rent appraised at \$450 - \$460 per week

Nestled in the peaceful surrounds of South Toowoomba, 14 Grey Street presents itself as a delightful family home that blends the warmth of traditional features with the convenience of modern updates. Greeted by the front north-facing porch perfect for the morning brew, you will instantly feel the functionality of this home. Stepping further inside, the spacious lounge room unfolds, boasting timber-look flooring and reverse cycle air-conditioning, ensuring comfort throughout the seasons. This inviting space seamlessly leads through to the dining room, which stands as the heart of the home, a central gathering point for family meals and cherished moments. The home features 2 built-in bedrooms, as well as a stylish sleep-out. The modern kitchen is a highlight, equipped with an electric stove and dishwasher. The walk-in pantry, double bowl sink, contemporary splash back, and abundant bench space and cupboards make the kitchen both functional and stylish. The updated bathroom, complete with a shower over bath, vanity, and linen cupboard. In addition to the facilities is a separate toilet, adding to the home's practicality. The recently painted interior brings a fresh and inviting atmosphere, ready for new memories to be made. Outside, an expansive covered patio offers the perfect setting for outdoor dining, entertaining, or simply relaxing in the privacy of your backyard. The detached double bay shed, approximately 9x6m, provides ample space for vehicles, hobbies, or additional storage. The privacy-fenced backyard with side access on both sides and the nicely landscaped, easy-care lawns set on a 670m<sup>2</sup> allotment, complete the picture of this idyllic property. Situated in a quiet street within the sought-after area of South Toowoomba, this home enjoys a convenient location within walking distance to the Toowoomba City Golf Club and Toowoomba Base Hospital. With shopping, parks, schools, and the city centre just a short drive away, 14 Grey Street offers a blend of tranquillity and accessibility.

Investors - Our property management team has recently appraised the property at \$450 - \$460 per week, subject to market conditions. 14 Grey Street is more than just a house; it's a home with a heart, ready for someone to appreciate its existing charm and unlock its full potential. Whether you're a first home buyer, an investor, or simply someone who loves the character and sees the possibilities, this home invites you to make it your own and add to its story. For your convenience Team Elevate is available 7 days a week to arrange your private viewing.

General rates: currently \$1,137.97 net per half year  
Water rates: currently \$314.95 net per half year plus consumption  
Primary school state catchment: Harristown State School  
High school state catchment: Centenary Heights State High School  
Home Built: 1945