

**15 Clifford Street, Toowoomba City, Qld 4350**

**House For Sale**

Wednesday, 12 June 2024



15 Clifford Street, Toowoomba City, Qld 4350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 427 m2**

**Type: House**



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## Offers Over \$549,000

THIS RARE OPPORTUNITY to acquire this Prized Diamond OPPOSITE GRAND CENTRAL Shopping Centre is presented by Harsha Kumarasinghe or The Jacqui Walker Sells Team. I SAID: ' Opposite Grand Central !! 'IN THE HEART of Toowoomba City, this sensational 1930's Character Home offers you these VERY SPECIAL EMBELLISHMENTS:- Rare carpentry touches- VJ walls- High ceilings- Stained-glass windows DEEP-DIVE:- 3, yes THREE, light-filled, airy spaces made for life comprise the heart of this Home::: Living Room::: Dining Room::: Sitting Room- The RENOVATED KITCHEN is large::: Eclectic, retro wood FEATURE STOVE::: Also an electric upright stove::: The DISHWASHER you want, so it's all done sooner::: Double-bowl sink::: Handy pantry::: And useful cupboards, drawers and prep bench- Repainted inside around 2018/2019- Floor coverings replaced around 2018/2019- 3 Bedrooms::: The 3rd Bedroom has TWO access points- Bonus STUDY / possible 4th Bedroom with TWO access points also, 2.8m x 2.2m- Neat Bathroom with shower over bath, corner vanity and INTERNAL TOILET- Handy Linen/Storage cupboard- This Home is 133 Sq Mtrs internally, not including external Carport or Shed BEFORE WE STEP OUTSIDE, first, WHO'S WHO?- Currently tenanted at \$450/wk until August 10, 2024::: At next renewal, Investors could possibly fetch \$525/wk DISCOVER OUTSIDE:- Set on a 427 Sq Mtr VALUABLE INNER-CITY ALLOTMENT::: Very neat::: Fenced- Separate lock-up Garage at rear- Bonus Carport to front- External Laundry- Bonus Toilet CENTRAL, CENTRAL, here's WHAT'S NEARBY here in the INNER-CITY:- Wow! Right across the road from major Grand Central Shopping Centre- Lovely! 300m to Laurel Bank Park- 800m to Toowoomba North Primary School- 1.0km to The Empire Theatre- 2.7km to Harristown High School THEY'RE NOT MAKING MORE INNER-CITY LAND. Add to this the charm and character here and you've got a Prized Diamond indeed. HARSHA'S HOT TIP: ' Rush to see !! 'TO HELP YOU DO THAT, Harsha is available 24/7/365 to answer your questions or to confirm your inspection. SEE THIS PRIZED DIAMOND NOW! \*\*\*USEFUL RESEARCH by Jacqui Walker Sells:- Recent General Rates: \$1,145.72 net 1/2 yr approx- Recent Water Access: \$315.29 net 1/2 yr approx + use- Local Government Area: Toowoomba Regional Council- Real Property Description: Lot 2 on Registered Plan 40071- Allotment Size: 427m<sup>2</sup>- Originally Built: Probably in the 1930's- Internet: Connectivity via the National Broadband Network, NBN- State School Catchment: Toowoomba North Primary, P-6; Harristown State High, 7-12- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.