

# 15 Vanity Street, Rockville, Qld 4350

## House For Sale

Friday, 10 May 2024

15 Vanity Street, Rockville, Qld 4350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 2023 m2**

**Type: House**



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## Offers above \$649,000

Prime Development or Tradies Opportunity – 2023m<sup>2</sup> Allotment Within Toowoomba CBD Limits. Tradies, Truckies, Developers, Owner Occupiers, Investors or if you are looking to run a small business from home then discover the perfect blend of space, comfort, and business potential at 15 Vanity Street! This exceptional property not only offers a massive 2023m<sup>2</sup> allotment with boundless possibilities but also features a 3-bedroom solid brick home plus sheds. Nestled within 5 minutes of Toowoomba CBD and the New Toowoomba Hospital, surrounded by residential homes, and thriving commercial ventures. Whether you're seeking space for the family, a base for your business endeavours, or a strategic investment opportunity, or even a possible development opportunity this property ticks all the boxes. Some of the many key features include:

- Massive 2023m<sup>2</sup> allotment with endless potential
- Neat and tidy 3-bedroom solid brick home
- Open Plan lounge, dining with functional older kitchen
- Down lights and ceiling fans throughout
- 6 Kw solar panels to cut down on energy costs
- Wood heater
- Fantastic outdoor entertainment area for gatherings and relaxation
- Security doors and windows
- Tidy security video surveillance system
- Fully fenced yard with a remote-controlled gate for privacy and peace of mind
- Outdoors discover the expansive backyard, ideal for entertaining friends and family
- Approx 6kw solar panels contribute to eco-friendly living and reduced energy costs
- With a sprawling half-acre allotment, tradies can store their tools, equipment, and car enthusiasts store vehicles onsite without feeling cramped. Several sheds are in place for equipment and vehicles already but there is plenty of room to accommodate the largest of sheds.
- Situated just 5 minutes from Toowoomba CBD and the new Toowoomba Hospital, the property offers easy access to major transport routes and commercial hubs.
- The new Toowoomba Hospital and surrounding developments have made Rockville a suburb to watch with land values on the increase already in this precinct. Don't miss out on this rare gem, a great opportunity to invest in a large parcel of land of 2023m<sup>2</sup> allotment in the heart of Toowoomba. The potential is endless! For further information or to schedule a viewing call Sue on 0437 377 988 or email [sue.edwards@elders.com.au](mailto:sue.edwards@elders.com.au)