

16 Sophia Crescent, Cotswold Hills, Qld 4350

Sold House

Wednesday, 25 October 2023



16 Sophia Crescent, Cotswold Hills, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 673 m2

Type: House



James ODonohue
0488144347



Shaun Blackburn
0490499194

\$577,000

- 4 good sized bedrooms, each featuring built-in robes and ceiling fans - Main bedroom complete with walk-in robe and ensuite- Separate carpeted lounge room, perfect for the family movie nights- Spacious tiled open plan living space boasting reverse cycle air-conditioning and ceiling fan - Modern, centrally located kitchen equipped with electric cooktop and oven, rangehood and dishwasher, plus also featuring , walk-in pantry, 1 ½ bowl sink, plenty of bench space and cupboards and an always popular breakfast bar - Stylish family bathroom featuring both a shower bath and shower- Security screens to doors and screens- Covered outdoor entertainment area with ceiling fan to keep you cool in the summer months - Fully fenced and private backyard set on a good sized 673m2 allotment - Double remote garage with internal access and integrated laundry to the rear - Currently rented at \$510 per week until 03/12/2023- Recent rent appraisal at \$550 per week

Welcome to 16 Sophia Crescent, Cotswold Hills - a stunning 4-bedroom residence that offers the best of both worlds for discerning investors and families looking for their forever home. Nestled in a prime location just a 12-minute drive from Toowoomba CBD and mere minutes from local shopping, schools, and medical facilities, this property stands as a testament to modern, convenient living. As you step into this elegant home, you are greeted by four generously sized bedrooms, each featuring built-in robes and ceiling fans. The main bedroom goes a step further, boasting a walk-in robe and a luxurious ensuite, creating a private oasis for the homeowner. The home's layout is thoughtfully designed, offering a separate, carpeted lounge room perfect for cozy family movie nights. For those who love an open plan, the spacious tiled living space is ideal, complete with reverse cycle air-conditioning and a ceiling fan for year-round comfort. At the heart of the home is a modern, centrally located kitchen equipped with top-of-the-line appliances, including an electric cooktop and oven, rangehood, and dishwasher. Additionally, the kitchen features a walk-in pantry, a 1 ½ bowl sink, ample bench space, and cupboards. A breakfast bar adds that extra touch of convenience for busy mornings or casual dining. The stylish family bathroom offers both a shower bath and a separate shower, catering to every family member's needs. A separate toilet and security screens fitted to doors and windows enhance the home's functionality and security. For those who love to entertain or simply enjoy the outdoors, the covered outdoor entertainment area comes with a ceiling fan, ensuring your comfort during the warm summer months. The fully fenced and private backyard is set on a generous 673m2 allotment, offering plenty of space for relaxation or children's play. Completing the package is a double remote garage with internal access and an integrated laundry to the rear.

Investors - The property is currently rented for \$510 per week, with the lease expiring on 3rd December 2023. Our property management team has recently appraised the property at \$550 per week. With its strategic location and superb features, 16 Sophia Crescent is not just a house; it's the home or investment you've been waiting for. Don't miss the opportunity to secure this gem in the heart of Cotswold Hills. For your convenience Team Elevate is available 7 days a week to arrange your private viewing.

General rates: currently \$1,103.57 net per half year
Water rates: currently \$314.95 net per half year plus consumption
Primary school state catchment: Fairview Heights State School
High school state catchment: Wilsonton State High School