

**17 Raff Street, Toowoomba City, Qld 4350**



**House For Sale**

Thursday, 4 April 2024

17 Raff Street, Toowoomba City, Qld 4350

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Area: 946 m2**

**Type: House**



Andrew Duncombe

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## For Sale By Negotiation

Built in 1914, Agnes STANTON purchased the land in 1913 when her and her family lived across the road. William STANTON purchased the home from his mother in 1921 whilst the property continued to be rented. The STANTON family continued ownership of 17 Raff Street until 1991 where it changed hands a couple times, each family improving the property for the next owner until it reached the hands of the current owner in late 1999. Here at 17 Raff Street lies the charm, space and quality that period homes are so well known for, combined with the convenience and practicality that a modern lifestyle demands. The house purposefully retains all the classic colonial accents that are so reminiscent of days gone by, whilst still being responsive to the demands of modern day life. The home retains its special features which include pressed metal ceilings, superb lead light windows, open fire place, clawfoot bath tub and VJ walls. Nestled on 946m<sup>2</sup>, you are greeted by the classic gable roof and period charm of the home, a northeast facing covered front deck leading you to the beautiful statement door and front entry space. Step inside and you'll be greeted by hoop pine floors, VJ walls, fretwork archways, and ornate pressed metal ceilings that altogether exude elegance. At a glance:-

- Built in 1914
- Corner block on 2 lots
- Northeast facing covered front verandah
- Statement front entry way with stunning lead light windows
- Front lounge area that could also be utilised as a formal dining room, lead light windows and pressed metal ceilings
- Main living space with high pressed metal ceiling, air conditioning as well as a fire place making it the perfect family room for all year round
- The main bedroom is generous in size, with a walk in robe and an ensuite, featured with air conditioning, fretwork above the doorway, pressed metal ceilings, and lead light windows and light fixture
- The middle bedroom provides a convenient space with high ceilings and a ceiling fan, with an office space attached which could also be utilised as extra storage or walk in robe
- The front bedroom is light filled and spacious with air-conditioning, built-in robes with a get ready desk space in front of the beautiful lead light windows and pressed metal ceiling
- The main bathroom is central to the other two bedrooms, fitted with a clawfoot bath tub, a shower, toilet and vanity with brass look tapware
- Spacious rosewood timber kitchen with electric cooking, dishwasher, oven and a grill as well as air conditioning and a servery bench to the sitting/dining room
- Informal dining room just off the kitchen which could also be utilised as a peaceful sitting room with plenty of natural light and lead light windows
- Internal laundry adjacent to the kitchen
- Spacious back deck leading you down to the outdoor area
- Fully fenced back yard with luscious well-kept gardens

Rental appraisal for the house itself is set to achieve \$630-\$650 per week

Granny flat:-

- Council approved conversion from garage to granny flat
- Main living and dining space fitted with air conditioning and two external doors for plenty of light and breeze
- Convenient kitchen with electric cooking and plenty of space
- Main bedroom with built in robes and air conditioning
- Main bathroom with a shower and a toilet
- Euro laundry space
- Store room attached on the outside

Rental appraisal for the granny flat to achieve \$360-\$380 per week in rent including power and water

Additional features:-

- Electric hot water system
- 2 rainwater tanks 5000L each
- Solar on the house 5.1kW and granny flat 1.5kW
- Fully fenced 946m<sup>2</sup> allotment
- Four aircons in the house
- Two aircons in the granny flat

Quite importantly, this is a house that will retain value by being adaptive with its new owners over the years, The floor plan quite seamlessly caters for a variety of changing needs and lifestyles over time. It's layout offers a flexible and interchangeable use of space for a variety of purposes such as for a home-based office/business, dual occupancy, multi-gen living or even Airbnb. If you have been searching for a beautifully presented property, where you can simply unpack and make yourself at home, look no further. Don't miss out on owning a one-of-a kind property full of character and charm located centrally within Toowoomba City's most sought after locations! The Andrew Duncombe Team is proud to present 17 Raff Street, Toowoomba City to the market. For more information or to book an inspection, call our team on 0418 488 747.