

**18 Curzon Street, Mount Lofty, Qld 4350**



**House For Sale**

Thursday, 25 January 2024

18 Curzon Street, Mount Lofty, Qld 4350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 731 m2**

**Type: House**



Dominic Ryan



Louise Bizzell  
0428710334

## Auction

Auction Location: On Site - 18 Curzon Street, Mt Lofty Mount Lofty is one of the most popular suburbs in Toowoomba & properties such as these are closely held on to. Perfectly positioned on a generous 731m<sup>2</sup> allotment within walking distance to prominent East Toowoomba schools, cafes, shops & north-side amenities, those seeking a property for its position must inspect. The opportunities are endless with this multi-purpose property, so use your imagination & express your interest prior to Auction day. The property is perfect for your investment portfolio as a rental, renovate & bring your property dreams to life, or demolish and build a new home or two villas (subj. to council approvals). Luxury house plans available on request. This delightful home is full of character & boasts many great features including beautiful timber floorboards, light & bright rooms, ample windows, ceiling fans & reverse cycle air conditioning. There are three large built-in bedrooms with a spacious family bathroom, a separate lounge room plus a light & bright dining room and a large kitchen. At A Glance:- 731m<sup>2</sup> Allotment- Three large built-in bedrooms with ceiling fans- Family bathroom- Two toilets- Formal lounge room plus spacious kitchen and dining- Tandem shed (3.5 x 11.1m)- Security screens on (most) doors and windows- Timber floors in living areas- Rear undercover patio with wheelchair access- 2 x undercover tandem car parks- Currently tenanted for \$480 pw until 15 April 2024 The bones are here, the position is absolute prime and the potential is endless. Contact Dominic Ryan and Louise Bizzell at Colliers Toowoomba for more information. The Auction will be on site on the 17th February at 10am, register your interest today!