

# 198 Ruthven Street, North Toowoomba, Qld 4350



## House For Sale

Friday, 27 October 2023

198 Ruthven Street, North Toowoomba, Qld 4350

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 837 m2**

**Type: House**



Dominic Parker

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## Auction

For Sale By On Site Auction, 10:00am, Saturday 11 November 2023\*Building & Pest Upon Request\*I am pleased to bring to the market this gorgeous colonial home in North Toowoomba. This charming residence, situated on an 837 sqm allotment with access off Robinson St, presents an enticing opportunity for both homebuyers and investors, with the potential for subdivision (subject to council approval).The inside has been completely renovated to an excellent standard and all that is left to do is the outside to make your own! As you step through the front door, you'll be welcomed by the warmth and character that this home emits. The renovation is an asset to the owners who have done an incredible job preserving the homes integrity. Soaring high ceilings, wood fireplace and VJ walls are just some of the features that will help you fall in love with this home. The renovated kitchen is designed to meet the needs of modern living featuring stone benchtops, an integrated dishwasher, and tasteful tapware. The renovation extends to the bathroom and laundry, ensuring every corner of this home is fitted with modern amenities. The fresh paint throughout the house offers a light, inviting ambiance. The interior boasts three spacious bedrooms, each equipped with modern ceiling fans to keep you comfortable year-round. The living & dining areas are open plan and offer a combination of coziness and modern living. Property At A Glance;- 837sqm allotment (Low Medium Density)- Single garage & garden shed- 3 Large bedrooms equipped with ceiling fans - Open living & dining with reverse cycle air conditioning- Wood fire-place - High ceilings & vj walls throughout - Kitchen with stone bench tops, soft close cabinetry & farmhouse style sink- Laundry equipped with storage & access to yard- Renovated bathroom with shower over bath - Second toilet accessible from outdoor area- Reverse cycle aircon in both living & kitchen- Council rates \$1,225.03 net half yearly- Water rates \$350.32 + consumption net half yearlyAccelerating Success. Contact Dominic Parker on 0402 372 175 of Colliers Toowoomba for more information.