

**2/90 Sanctuary Drive, Cranley, Qld 4350**



**Unit For Sale**

Wednesday, 29 November 2023

2/90 Sanctuary Drive, Cranley, Qld 4350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



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## Offers Over \$409,000

Located in a duplex pair and offering the perfect blend of modern living in a convenient location, 2/90 Sanctuary Drive is sure to impress! Being only moments from local parks, the new Toowoomba Base Hospital Development, shops and schools, this unit perfectly suits owner-occupier buyers and investors alike. Step inside and be greeted by three generously sized carpeted bedrooms, providing ample space for relaxation and rest. The main bedroom boasts a large walk-in robe, air-conditioning and spacious ensuite, offering a private retreat for ultimate comfort and convenience. The two remaining bedrooms are equally inviting, each featuring plush carpeting, ceiling fans and built-in robes. The open plan living and dining area is the heart of the home, characterized by a seamless blend of space and style. Enjoy the year-round comfort of reverse cycle air-conditioning as you relax or entertain guests in this inviting space. The modern kitchen ticks all the boxes, complete with a gas cooktop, an electric oven, dishwasher and plenty of storage options. The family bathroom is complete with a shower, separate bath and vanity, with the toilet separate for added convenience. Additionally, the laundry is located internally at the rear of the single lock-up garage. Step outside to the covered outdoor entertainment area, the perfect setting for alfresco dining or simply unwinding in the fresh air, whilst perfectly complimented by a spacious and fully fenced rear yard space. Investors - the property has been rental appraised at \$425 per week in current market conditions. Features at a glance:- 3 spacious bedrooms with ceiling fans and built-in robes- Master suite with walk-in robe, air-conditioning and spacious ensuite- Large open plan living/dining with air-conditioning- Modern kitchen with stone benchtops, gas stove, electric oven, dishwasher and plenty of storage- Functional family bathroom with shower, bath and vanity- Separate toilet for added convenience- Covered outdoor entertaining area with spacious fully fenced yard- Rental appraised at \$425 per week Put this one on your list today! 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 \$315.29 net per half year plus consumption Primary school state catchment: Fairview Heights State School High school state catchment: Wilsonton State High School Home Built: 2016