

2 Calypso Crescent, Middle Ridge, Qld 4350

Sold House

Friday, 8 December 2023



2 Calypso Crescent, Middle Ridge, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 600 m2

Type: House



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Contact agent

This solid brick home is in one of Toowoomba's best locations. It is extremely central to the Ridge shopping Centre, Public and private schools, parks and public transport. The home offers many features which include the following:

- Built 2007 by quality builder, Arden vale Homes
- Rendered brick with Colourbond roof
- Excellent street appeal with lovely paved driveway, landscaped gardens and front fencing.
- 4 Large bedrooms with built-ins, main bedroom with ensuite and walk in robe
- Open plan Kitchen and dining (Tiled flooring through-out)
- Spacious formal Lounge room
- 2 Rainwater tanks to feed into house with toggle switch / town water connected as well
- Instant "Rennai" Gas hot water system connected for hot water
- Double Lock up garage with Remote Shed (6m x 6m) with power
- Linen cupboards in hallway for extra storage
- Outdoor entertainment area (covered patio)
- The home features a fully fenced, pet friendly yard, and low maintenance gardens perfect for investors, tenants or time -pressed families.
- 3 x Air-conditioning split systems
- Spacious kitchen with gas cooktop, dishwasher and double sink
- Security grills on all windows and doors
- 12 solar panels to reduce the power bill even further
- NBN Connected
- Separate toilet
- Tinted windows (Only on the western side of the house)
- Main bathroom with bath, vanity and shower
- Decent size laundry with broom cupboard
- Side Colourbond fencing
- Fire escape in main bedroom
- Smoke Alarms are compliant (18 months old)
- Sensor lights at front of the house, left-hand side of the house (when facing the house), and at the back.

600m² Block size - Corner Block

Rates: Approximately \$1263.55 per half yearly nett general rates for council

Water Access: Approximately \$315.29 per half year nett water access charge

Investors Take note: Rental appraisal - \$650 - \$680 per week

This home is very low maintenance so you can enjoy the home or investment for many years to come.

Please phone John Rizqallah or Scott Couper for immediate private inspection only as no open homes will be conducted.

Note: Grass and/or sky photography may have been enhanced for advertising purposes only