

# 2 Danica Court, Kearneys Spring, Qld 4350

## House For Sale

Wednesday, 20 December 2023



2 Danica Court, Kearneys Spring, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 688 m2

Type: House



James ODonohue  
0488144347



Shaun Blackburn  
0490499194

## Offers Over \$659,000

- 4 generous built-in bedrooms- Smaller 5th bedroom or study / office with built-in cupboard- Main bedroom with air-conditioning and ensuite- Spacious separate air-conditioned living room- Open plan living/dining area- Central kitchen with gas cooktop, electric oven, dishwasher and breakfast bar- Massive air-conditioned carpeted rumpus room- Family bathroom with shower, bath and vanity plus separate toilet- Internal laundry with built-in storage cupboard- Expansive covered verandah with elevated views- Tandem covered carport- 688m<sup>2</sup> allotment- Rent appraised at \$625 per week

Situated on a corner plot in the peaceful neighbourhood of Kearneys Spring, 2 Danica Court is a true gem. With the Kearneys Spring Historical Parklands right across the street and unparalleled accessibility to Toowoomba Plaza, the University of Southern Queensland, multiple schools, shops and parks, this home is ideally positioned for both investors looking to diversify their portfolio or families desiring a spacious retreat. As you enter this expansive home, you'll immediately notice the thoughtful design that caters to the needs of a modern family. Offering four generous bedrooms, each with built-in wardrobes, you'll find ample space for everyone. The master bedroom takes comfort to a new level with its air-conditioning and ensuite bathroom featuring a shower, vanity and toilet. For those who work from home or perhaps desire an extra space for studying, a smaller fifth bedroom serves as a perfect office or study. The home provides an abundance of living spaces to ensure everyone has room to breathe. The large formal lounge room, air-conditioned for your comfort, is an ideal setting for quieter moments or entertaining guests. Meanwhile, a substantial carpeted rumpus room, also air-conditioned, offers endless possibilities as a games room or a teenage retreat. The heart of the home is undoubtedly the open plan living and dining area, framed by a modern kitchen complete with a gas cooktop, electric oven, dishwasher and a breakfast bar. It's the perfect setup for family gatherings or casual dining. Additional comforts include a family bathroom with a bath, shower and vanity, as well as an internal laundry room featuring a built-in storage cupboard and single wash tub. The natural gas hot water system ensures that you'll never run out of hot water, and the home comes equipped with an NBN connection and security screens for extra peace of mind. The outdoor space is equally impressive. An expansive covered verandah offers an inviting setting for alfresco dining or simply soaking up the elevated views over the parklands. The spacious 688m<sup>2</sup> allotment provides plenty of room for children and pets to play, and a rainwater tank and low-maintenance gardens add to the property's appeal. Finally, a tandem covered carport accommodates your vehicles.

**Invertors** - Our property management team has recently appraised the property at \$625 per week, subject to market conditions. With its generous proportions, modern amenities, and prime location, 2 Danica Court in Kearneys Spring is the home you've been waiting for. Make it yours today. For your convenience Team Elevate is available 7 days a week to arrange your private viewing.

General rates: currently \$1,401.27 net per half year  
Water rates: currently \$314.95 net per half year plus consumption  
Primary school state catchment: Darling Heights State School  
High school state catchment: Harristown State High School  
Home Built: Approx. 1992