

**20 Hamwood Street, Toowoomba City, Qld 4350**



**House For Sale**

Thursday, 4 April 2024

20 Hamwood Street, Toowoomba City, Qld 4350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 728 m2**

**Type: House**



Dominic Ryan



Louise Bizzell  
0428710334

## Offers Above \$589,000

Ideal to suit any first home buyers or investors, discover the allure of this charming character home, nestled within a short walk from the vibrant heart of Toowoomba. This gem has been immaculately maintained and is ready for you to move in and savor inner-city life. Step inside to find three bedrooms, with the main bedroom featuring an ensuite, and the family bathroom is neat and tidy with a separate bathtub and shower. Experience the warmth and classic beauty of polished timber floors that flow seamlessly throughout the house. At its heart lies a central kitchen, equipped with modern appliances and plenty of storage, making it a joy for any home chef. Adjacent to it, the cozy living room provides a peaceful space for family gatherings, leading into a north facing sunroom. This versatile area can serve as a peaceful reading nook, a bright home office, or an artist's sanctuary. Step outside onto the rear deck, an idyllic spot for outdoor entertainment or quiet morning coffees. The property also boasts a double lock-up garage with convenient side access, offering secure parking and additional storage. The house radiates a light and airy ambiance, with large windows inviting in ample natural light, creating a cheerful and welcoming atmosphere. At A Glance:- Three bedrooms, two bathrooms- Sunroom plus living room- Central kitchen- Polished timber floors- Rear deck- Side access- Double lock-up garage- Rent appraised at \$500 - \$520 per week- Council Rate: \$1,223.98 net per half-year- Water Rate: \$315.29 net per half-year Seize the opportunity to own this delightful piece of Toowoomba's heritage in a tightly held neighbourhood. Contact The Dominic Ryan Team to arrange a viewing.