

**20 Trapp Street, Rockville, Qld 4350**

**Sold House**

Wednesday, 28 February 2024



20 Trapp Street, Rockville, Qld 4350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 574 m2**

**Type: House**



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**\$505,000**

ROCKVILLE IS THE CENTRE of Toowoomba's upcoming, very special new Health Precinct - and as a result, Rockville might just be the city's next top CAPITAL GROWTH HOTSPOT. SO RIGHT NOW, with view to your potential gain, Harsha Kumarasinghe for The Jacqui Walker Sells Team presents this lowset brick Home with tile roof only 130 METRES TO THE PARK and 900 metres to the Primary School. WHO'S WHO? - Vacant possession on settlement day - Owner-Occupiers AND Investors welcome! MAJOR NEW Hospital Precinct position! Quick glance:- This suburb is key to Toowoomba's upcoming, very special new Health Precinct - It's tipped that Rockville might just be the city's next top CAPITAL GROWTH HOTSPOT - 20 Trapp Street is 1.7km to upcoming major Toowoomba Hospital::: It's an important new health precinct::: Set on the 75-hectare tree-lined Baillie Henderson Hospital site! INSIDE facts and features:- We estimate this home was built in 1992 - 116 Sq Mtrs under roof including Porch and internal Garage - Floorplan quick glance: 3/1/1 - Porch and inside entry leads to DINING ROOM::: With lovely south-east aspect - Kitchen with single-bowl sink, upright stove, and handy benches - This overlooks the lovely LOUNGE ROOM::: Lovely NORTH-EAST aspect to enjoy the whole day's lovely passing sun::: Space here for 2nd Meals area::: Reverse-cycle air conditioning - 3 Bedrooms::: 2 with Built-in Robes - Presented in neat condition - The main Bathroom hosts a shower over bath and an updated vanity - Private Toilet - Laundry Room, with washtub, washing machine, linen/storage cupboard and easy access outside to the clothesline - Single Garage built under the roofline::: Access inside is via the front door OUTSIDE offers you:- Brick and tile construction - Set on a level 574 Sq Mtrs allotment::: This is fenced, except for the driveway entry - Bonus! RARE storage cupboard::: Built under the roofline::: On the home's north-east corner::: Approx 1.9m wide x 1.5m deep - Security screens for added peace-of-mind SO WHAT'S NEARBY? - So Close! 130 metres to Vanity Street Park - 900 metres to Rockville Primary School - 1.0km to St. Andrew's Hospital::: That's the largest hospital in SE Qld for Heart and Cancer treatment - 1.5km to Black Gully Reserve - 1.7km to upcoming major Toowoomba Hospital::: Important new health precinct::: On a 75-hectare tree lined site - 2.2km to Wilsonton High School - 2.9km to sprawling Wilsonton Shopping Centre THIS ONE'S PERFECT for Starter Buyers. IT'S PERFECT for Buyers Starting Again. AND IT'S A HIGH-POTENTIAL investment for Investors in the tipped capital-growth area of Rockville! MUST be seen! FOR YOUR CONVENIENCE, The Jacqui Walker Sells Team is looking out for your message or call 24/7/365. Now revealed now in Rockville, and your INSPECTION IS RECOMMENDED! \*\*\* HELPFUL INFORMATION with compliments of The Jacqui Walker Sells Team:- Recent General Rates: \$1,361.17 net 1/2 yr - Recent Water Access: Approx \$320.00 net 1/2 yr + consumption - Real Property Description: Lot 31 on Registered Plan 207762 - Local Government Area: Toowoomba Regional Council - Internet: Can connect to the NBN via Fibre-to-the-Node technology, FTTN - State School Zone: Rockville Primary, P-6; and Wilsonton High, 7-12 - Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.