

205 Ruthven Street, North Toowoomba, Qld 4350



House For Sale

Monday, 22 April 2024

205 Ruthven Street, North Toowoomba, Qld 4350

Bedrooms: 3

Bathrooms: 1

Area: 698 m2

Type: House



Melita Bell  
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Pam Goodbody  
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## Offers Over \$399,000

Step inside to be greeted by the combined kitchen and dining area which provides a functional space for culinary endeavours, the kitchen is equipped with electric cooking and plenty of storage space. Opening into the inviting lounge room, with polished timber floors that exude warmth and character plus a spacious sunroom, inviting you to bask in natural light and soak up the serene ambiance. Now with 2 bedrooms + study, the potential is limitless, plus the bathroom, featuring a shower over bath, provides a practical layout for everyday convenience, while the internal laundry seamlessly integrates into the space. Outside offers a small storage shed, ideal for housing tools and equipment + a rainwater tank. The fully fenced yard offers privacy and security, with side access leading to the backyard, enhancing convenience for outdoor activities and storage needs. Situated in a prime location, just moments from the North Point Shopping Centre and the vibrant Toowoomba CBD, this home presents an enviable lifestyle with an array of amenities at your fingertips. With plenty of potential to make your mark and create the perfect sanctuary, seize this opportunity to transform 205 Ruthven St into your own slice of paradise. Contact us today to explore the possibilities and embark on your journey towards homeownership in this sought-after locale. Currently tenanted until 7/12/24 for \$375 per week. Rent appraised: \$395 - \$410 per week (subject to market conditions). General rates: Approx. \$1,145.72 net per half year. Water rates: approx. \$315.29 net per half year plus consumption. Primary school state catchment: Harlaxton State School. High school state catchment: Toowoomba State High School. Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.