

# 21 Leawarra Street, Wilsonton, Qld 4350

## House For Sale

Monday, 10 June 2024

21 Leawarra Street, Wilsonton, Qld 4350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 562 m2**

**Type: House**



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## Offers Over \$470,000

This lovely home is located at 21 Leawarra Street in Wilsonton. Fully fenced and featuring a large back yard this 3 bedroom investment property is currently tenanted however, if you are looking for a centrally located home to move into at the end of the lease then look no further. This tidy, partially renovated 126m<sup>2</sup> home delivers three generously sized bedrooms, plus a very functional layout which incorporates a large living room with dining area adjacent to the kitchen ensuring there is plenty of room available for everyone in the family. Stepping through the entry you will appreciate the beauty of the hardwood timber flooring that features throughout the entire property. The warm timber tones will bring a feeling of warmth and comfort to this home on those cold winter days. The stylish galley kitchen has been renovated and features soft warm-white cabinetry, 600mm ceramic cooktop and under bench oven, pantry, matching white dishwasher and microwave provision. The kitchen features a walk through to the dining area, lounge and to the laundry. All bedrooms feature built-in robes and ceiling fans, and all are generous in size. Adjacent to the bedrooms sits the main bathroom which has been updated. The family bathroom features floor to ceiling tiles, vanity, toilet and an over bath shower. The bathroom also includes a large built-in linen cupboard. The bathroom is complimented by an additional toilet adjacent to the laundry. When it comes time for some down time, the living room provides a great space for the family to relax and enjoy a movie together. If you want to venture outside the front porch provides the ideal location to sit and enjoy a coffee and watch the world go by. At the rear of the property is a small undercover alfresco area which has adjoining shade protection for you to enjoy also. This property features a single lock up garage at the rear of the property which incorporates an adjoining storage area plus a separate workshop. Attached to the dwelling is a carport allowing you to accommodate two vehicles off road at this property. The rear yard of the 21 Leawarra Street, is level, secure and fully enclosed ensuring a safe environment for either your children or fur babies to romp around and play in. Currently tenanted through until 19 January 2025 at a weekly rental of \$460 a continued income stream is assured for the investment buyer. At the end of the current lease, it is anticipated there is scope for the weekly rental to be increased.

Centrally located at 21 Leawarra Street, Toowoomba this property is available for viewing now. Features include:

- 126m<sup>2</sup> of family living positioned on a level elevated 562m<sup>2</sup> lot
- All 3 bedrooms feature built in robes
- 4 bedrooms in total, 3 with built-in robes
- Stunning hardwood floors throughout
- Separate dining and living areas
- Stylish renovated galley kitchen with 600mm ceramic cooktop, under bench oven, pantry, dishwasher and microwave space
- Updated main bathroom with floor to ceiling tiles, vanity, toilet and over bath shower plus a large linen cupboard and heat lamp
- Internal laundry including additional toilet
- Covered front porch
- Living area features split system air conditioning to ensure year-round comfort
- Roller blinds throughout
- Electric hot water storage
- Undercover patio area at rear
- Single garage with attached storage plus undercover carport
- Workshop
- Established, low maintenance gardens
- Fully fenced property with bespoke picket fence to front boundary

Conveniently located:

- 2.1 km to Sacred Heart Primary School
- 2.8 km to Wilsonton State High School
- 3.0 km to Wilsonton State School
- 5.6 km to Toowoomba Grammar School
- 6.4 km to Toowoomba Anglican School
- 6.9 km to Darling Heights State School
- 1.7 km to Wilsonton Shopping Centre
- 2.7 km to Toowoomba Train Station
- 3.6 km to Bunnings Toowoomba North

Contact Taleesha Kelly, your trusted Toowoomba Real Estate specialist at JMO Property Group today on (07) 5517 5282 or [taleesha@jmoproperty.com.au](mailto:taleesha@jmoproperty.com.au) to register your interest.

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