

# 22 Bamboo Court, Darling Heights, Qld 4350

## House For Sale

Wednesday, 1 May 2024



22 Bamboo Court, Darling Heights, Qld 4350

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 600 m2

Type: House



Jacqui Walker  
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0746386169

## Offers over 595,000

CROWNED BY 2 BAY WINDOWS and framed by ideal north aspect to enjoy the whole day's lovely passing sun, Jacqui Walker invites you to make this REFRESHED Family home with classic heritage appeal yours today! ALERT, ALERT: So close to USQ ... an easy walk thru Birch Court Park which is 200 metres away! STEP INSIDE, let's discover:- Floorplan quick glance: 3 Bedrooms, 1 Bathroom, 1 Carport, 1 Detached Garage::: Built around 1991::: Around 195 Sq Mtrs under roofline- Formal entry- Light-filled Formal Lounge::: Adorned by gorgeous BAY WINDOW::: Lovely wood-look floors::: North-facing to enjoy the whole day's lovely passing sun- This flows to a pretty Formal Dining Room- Next, made for relaxing, your Family Room::: With reverse-cycle AIR CONDITIONING::: Beautiful tilework graces the cozy FIREPLACE::: Built-in ironing board ... Netflix, Sip and Steam!::: Plenty of space here for Casual Meals::: And easy flow to the expansive, covered Outdoor Entertaining Area- The Kitchen overlooks this space::: Chores done quickly thanks to the Bosch DISHWASHER::: Upright oven::: Extraction fan::: Fridge / freezer space::: 2-Bowl sink- The whole home is very neat, light, bright and airy- Beautifully UPDATED BATHROOM::: You'll love the tilework::: IXL heat-light::: Vogue vanity above 2 wide drawers::: Bathtub for a soak::: Separate shower::: Custom-fitted tall cupboard- 3 Bedrooms::: Each with ceiling fans::: And built-in robes- Laundry Room with integrated sink and bench, appliance space, cupboard and easy access outside- Private Toilet- Attached Single Carport::: Secondary driveway leads to detached Garage OUTSIDE DISCOVER:- Allotment Size: 600 Sq Mtrs, level- Orientation-to-Street: North- Zero, None, Nada ... NO REAR NEIGHBOURS! ::: Look at that lovely CLEAR OUTLOOK- Classic heritage street appeal::: Lowset brick home with iron roof::: Lovely brickwork::: Lattice elements::: 2 beautiful bay windows set the scene::: Security screens to front door and some windows- Main Driveway leads to attached Carport- Secondary Driveway leads to the SHED- More about the detached SHED::: Extra-wide::: Roller door access for 1 Car::: Handy workbench- Expansive covered Outdoor Entertaining Area- Fully-fenced backyard- Electric hot-water system- And Rainwater tank plumbed to the garden SO WHAT'S NEARBY?- So close to USQ ... an easy walk thru Birch Court Park which is 200 metres away!- Birch Court Park flows to the spectacular Japanese Gardens- 500 metres to Darling Heights State Primary School- 2.1km to UniPlaza convenience shops- 2.6km to Kmart at Toowoomba Plaza- 5.1km to Inner-City / Grand Central Shopping Centre REFRESHED AND UPDATED, this lovely choice in Darling Heights PROMISES TO DELIGHT YOU! THE MOST SENSATIONAL MOVE begins with a look, so The Jacqui Walker Sells Team is ready now for your call or message. We're available 7 days per week including evenings for your inspection, or feel welcome to experience everything at the upcoming Open Home. PERUSE AND PURSUE PRONTO! \*\*\*USEFUL DETAILS with compliments of The Jacqui Walker Sells Team:- Recent General Rates: \$1,366.03 net 1/2 yr- Recent Water Access: Approx \$315.29 net 1/2 yr + use- Local Government Area: Toowoomba Regional Council- Real Property Description: Lot 45 on Registered Plan 196786- State School Zone: Darling Heights Primary, P-6; Harristown High, 7-12- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.