

**23 Melway Crescent, Harristown, Qld 4350**

**House For Sale**

Wednesday, 6 December 2023



23 Melway Crescent, Harristown, Qld 4350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 772 m2**

**Type: House**



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## Offers Over \$459,000

- 3 carpeted bedrooms- Bedroom 1 featuring reverse cycle air-conditioning, ceiling fan and built-in robes- Generous open plan lounge with reverse cycle air-conditioning and ceiling fan- Stylish kitchen equipped with electric cooktop and oven, rangehood and dishwasher, also featuring 2 bowl sink, good sized pantry, plenty of bench space and cupboards and generous island bench- Modern family bathroom with both a separate shower and bath plus vanity- Separate toilet for added convenience- Good sized tiled laundry with single wash tub- Security screens to doors and windows- Expansive covered outdoor entertainment area with ceiling fan- Single carport with electric roller door- 3m x 3m detached garden shed- Additional car space with shade sail- Fully privacy fenced backyard- 772m2 allotment- Rent appraised at \$460 per week

Welcome to 23 Melway Crescent in Harristown, a beautifully updated and light-filled residence that combines modern comfort with the spaciousness of suburban living. This home, thoughtfully designed to cater to the needs of a contemporary family, offers a blend of style, comfort, and practicality. As you enter, you're welcomed into a world of warmth and elegance. The home features three well-sized carpeted bedrooms, creating cozy personal retreats for all family members. The main bedroom stands out as a sanctuary of comfort, complete with reverse cycle air-conditioning, a ceiling fan, and built-in robes, ensuring a tranquil and restful environment. Central to the home is the generous open-plan lounge room, a testament to modern living. This inviting space seamlessly integrates with the stylishly appointed kitchen, the true heart of the home. Equipped for both functionality and entertainment, the kitchen boasts an electric cooktop and oven, rangehood, dishwasher, and features such as a 2-bowl sink, ample pantry space and an expansive island bench. This open-plan area, with its timber-style flooring and downlights, is not just a place for cooking but a gathering point for family and friends. Adjacent to the kitchen lies the dining area, offering a perfect transition to the outdoor entertainment space. The modern family bathroom, complete with a separate shower and bath, caters to the daily needs of a bustling household. The separate toilet and a well-sized tiled laundry with a single wash tub add to the home's practicality. Security and comfort are paramount, with security screens to doors and windows ensuring peace of mind. The home is further enhanced by a gas hot water system and a vast covered outdoor entertainment area, complete with a ceiling fan, power, and TV point - perfect for enjoying the Queensland climate. Alongside the secure single carport with a lock-up roller door, there is the added benefit of an extra space for your vehicle, thoughtfully shaded with a sail. This combination of covered and open parking provides versatile options for vehicle storage and convenience for the residents. Set on a substantial 772m2 allotment, the home is surrounded by a fully privacy-fenced backyard, offering a safe and private space for outdoor activities and relaxation. The inclusion of a fire pit is perfect for enjoying winter evenings outdoors. Located within walking distance to Clifford Gardens Shopping Centre, Coles Glenvale, and other local shops, and close to Harristown State High School and Concordia College, 23 Melway Crescent offers a lifestyle of convenience and comfort. Its proximity to Toowoomba CBD, just a short drive away, makes it a desirable location for those seeking suburban peace with city accessibility.

Investors - Our property management team has recently appraised this home at \$460 per week, subject to market conditions. 23 Melway Crescent is more than a house; it's a home designed for modern living, offering space, comfort, and a touch of luxury in the serene setting of Harristown. It's a place where you can create lasting memories and enjoy the best of both worlds. For your convenience Team Elevate is available 7 days a week to arrange your private viewing.

General rates: currently \$1,270.87 net per half year  
Water rates: currently \$314.95 net per half year plus consumption  
Primary school state catchment: Glenvale State School  
High school state catchment: Harristown State High School  
Home Built: Approx. 1990