

**246 West Street, Kearneys Spring, Qld 4350**

**House For Sale**

Tuesday, 20 February 2024



246 West Street, Kearneys Spring, Qld 4350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 610 m2**

**Type: House**



Jacqui Walker  
0746386100



Harsha Kumarasinghe  
0423672332

## Offers From \$499,000

FEATURING LOVELY UPDATES and PERFECTLY POSITIONED between the University and the CBD, Harsha Kumarasinghe presents this brick and tile Home featuring lovely wooden floors. LOVELINESS CONTINUES in the EAST-FACING Dining Room and Kitchen, with a kiss good morning from the pleasant morning sun. WHO'S WHO?- Selling vacant- Owner-Occupiers: settle here and move-in!- Investors: West Street leads everywhere. There's a high likelihood of strong rental interest. RECENTLY UPDATED, however originally built around 1977, with approx. 116 Sq Mtrs under the roofline, on a 610 Sq Mtr Allotment, this Home OFFERS YOU:- A lovely sunny front PATIO- Enter to the Lounge Room::: Lovely WOODEN FLOORS across this Home- This flows to the EAST-FACING Dining Room- Lovely updates to the Kitchen::: Upright oven and stove::: Double sink with EAST outlook::: Stainless-steel DISHWASHER ... chores done sooner: tick!::: Pantry::: Fridge recess::: Easy access from Dining Room::: And handy access from Lounge/Hallway area, too- 3 Spacious Bedrooms, each with built-in robes::: Extra-wide built-in robe to the Main Bedroom- The Bathroom has been beautifully updated, with large shower, vanity and toilet- Internal Laundry Room with double-washtub, appliance space, and access to the clothesline via landing / stairs- Externally accessible attached Garage, with wide rear door SO WHAT'S NEARBY?- 550 metre downhill walk to lovely creek-side Parklands and paths- 650 metres to Westridge Shopping Centre- 1.6km to Nell E. Robinson park & ovals- 1.7km to Harristown Primary School- 1.7km to Harristown High School- 1.8km to City Golf Club- 2.2km to Kmart at Toowoomba Plaza- 2.2km to Toowoomba Hospital- 2.1km to USQ- 2.4km to Laurel Bank Park ... just above Grand Central Shopping Centre LOVELY WOOD FLOORS grace the very liveable spaces, and the Dining Room with EAST-FACING ASPECT promises you a good morning kiss from the Sun. It's great here! Ideally positioned between the University and CBD, you'll be so glad you shortlisted 246 West Street. Highly RECOMMENDED! 24/7/365, The Jacqui Walker Sells Team is ready to answer your call, SMS or inquiry. BOOK YOUR INSPECTION NOW! \*\*\*USEFUL INFORMATION with compliments of The Jacqui Walker Sells Team:-  
Orientation-to-Street: West- Recent General Rates and Charges: \$1,213.71 net 1/2 yr- Recent Water Infrastructure Charge: \$315.29 net 1/2 yr + consumption- Local Government Area: Toowoomba Regional Council- Real Property Description: Lot 2 on Registered Plan 112080- Allotment Size: 610 Sq Mtrs- State School Zones: Harristown Primary, P-6; Harristown State High, 7-12- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.