

# 26 Victoria Street, Clifton, Qld 4361

## Sold House

Monday, 11 December 2023

26 Victoria Street, Clifton, Qld 4361

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 708 m2

Type: House



Jules Coutts

**\$351,000**

With the privacy of established gardens and set back off the street, 26 Victoria Street has the ambiance of peace and seclusion. Enjoy the sunsets from the comfort of the rear deck, staying cool in the jacuzzi during summer and sit around the firepit during the cooler months. Situated on an east-west running 708m<sup>2</sup> block, the property is an easy stroll to the local Bowls Club, Clifton State High School and walking distance into the centre of town. Dual access is an added bonus for off-street parking. Features include the following: \* 2 carpeted bedrooms with built-ins and plantation shutters \* Modern bathroom with large shower \* Carpeted lounge room with wood fireplace and split-system air-conditioner filtering throughout the home \* Central kitchen \* Separate living zone - possible 3rd bedroom, family retreat or office \* Rear western facing deck with retractable blinds \* Fully fenced Jacuzzi \* 2 single cemented carports - off Victoria Street and via back lane \* 2 garden sheds \* Solar - 12 panels - 4.6 KVA \* 3 x rainwater tanks (not plumbed into home) - 2500L, 3000L, 1000L \* Plus firepit

Local Council: Toowoomba Regional Council  
General Rates: \$896.02 net/half year  
Water Rates: \$215.25 net/half year  
Services: Town water, sewerage, weekly rubbish collection, mail delivery

We are envisaging that this home will not be on the market for long so don't delay in organising an inspection. Phone Jules of Webster Cavanagh Rural for further details, 0428 258 294.

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