

# 28 Emperor Street, Toolooa, Qld 4680

## House For Sale

Wednesday, 14 February 2024



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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 776 m2**

**Type: House**



Angie Kulikov

**\$339,000**

Step inside this charming residence and discover a home where classic style meets contemporary convenience. Boasting three generously-sized bedrooms, two of which are equipped with air conditioning for those warm summer days, this delightful abode is perfectly tailored to first home buyers, savvy investors, or a growing family seeking their own slice of serenity. The heart of the home features polished timber floorboards that seamlessly flow through the kitchen and dining areas, imbuing the space with a warmth and character that is sure to impress. Each bedroom echoes this sense of comfort, providing a private retreat for relaxation and rest. The living room, carpeted and cosy, is yet another space where family and friends can gather, benefiting from the additional comfort of air conditioning. The bathroom is well-appointed with a shower over the bath, complemented by a separate toilet for convenience. Set on a substantial allotment of 776 square metres, outdoor space is abundant. The property boasts a powered 9m x 6m shed, perfect for workshop or recreational toys. Great side access ensures practicality, while the secure carpark underneath the house offers protection for your vehicle. The established gardens provide a verdant backdrop for this captivating home, inviting you to indulge in the pleasures of gardening or simply enjoy the tranquillity of your own private oasis. With all these attributes, this house stands as an exceptional opportunity for those looking to establish their roots in a community-focused locale. Embrace the potential of this delightful property and make it the foundation for a lifetime of memories. At a glance:- 9m x 6m POWERED SHED- Solid highset home set on 776m2 allotment- Kitchen with upright stove and good storage. The lounge room is sizeable with carpet and air conditioning- 3 bedrooms of good size with polished timber floors, 2 with air conditioning and built in robes- Bathroom with shower over bath, vanity & linen storage. Toilet is separate for convenience - Undercover entertaining area- Single car accommodation underneath the home. The laundry and plenty of storage room under- Solar hot water A very solid, neat highset home with the inclusion of a shed giving you unbeatable value for money. Contact Angie to arrange your inspection! Council Rates: \$3,500 per annum approx. Rental Appraisal: \$440 - \$460 per week\*\*Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property\*\*