

**28 Lindsay Street, East Toowoomba, Qld 4350**

**House For Sale**

Friday, 3 May 2024



28 Lindsay Street, East Toowoomba, Qld 4350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 655 m2**

**Type: House**



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## Offers Over \$880,000

Upper level:- - Sunlit front deck - 3 good sized carpeted bedrooms, 2 bedrooms featuring reverse cycle air-conditioning and built-in robes - Spacious open plan living and dining room with polished timber flooring and reverse cycle air-conditioning - Impressive kitchen equipped with gas cooktop, electric oven, rangehood and dishwasher, heaps of bench space, cupboards and breakfast bar - Additional family room adjacent to the kitchen - Stylish family bathroom home to a shower over bath, vanity and toilet Lower level:- - Generous bedroom featuring reverse cycle air-conditioning and walk-in robe - Large open plan living room - Modern kitchen with electric cooking facilities and large walk-in pantry - Tiled flooring - Huge storage room - Spacious bathroom home to a shower, good sized vanity and toilet - Additional full-size laundry off the rear patio Additional features:- - Charming character features including polished timber flooring, ornate ceiling, high ceilings and some VJ walls - Covered outdoor entertainment area - Tandem remote garage with workshop at the rear - Single carport - Low maintenance 655m<sup>2</sup> fully fenced allotment - Currently rented at \$595 per week until 14th September 2024; however our property management team has recently appraised this home at \$800 - \$850 per week Nestled in the heart of East Toowoomba, 28 Lindsay Street embodies the timeless charm of a Weatherboard home, offering a haven of elegance and versatility. Located on the doorstep of Queens Park and Cobb & Co. Museum all surrounded by some of Toowoomba's best Restaurants, Cafe's, Bakeries and local markets on weekends; this must be 'The One'. The upper level welcomes you with warmth and style, featuring three generously sized bedrooms adorned with polished timber flooring and ornate ceilings. Two of these bedrooms boast reverse cycle air-conditioning and built-in robes, ensuring comfort and convenience. The spacious open plan living and dining room exudes a welcoming ambiance, enhanced by the natural light that floods through the windows. Here, gatherings with loved ones are made memorable against the backdrop of polished timber floors and the gentle hum of the reverse cycle air-conditioning. The heart of the home, the contemporary kitchen, stands as a testament to both style and functionality. Equipped with modern appliances, stylish tiling, ample bench space, and a convenient breakfast bar, it invites culinary adventures and lively conversations alike. Adjacent to the kitchen lies an additional family room, offering a versatile space for intimate gatherings or relaxed evenings with a movie. The stylish family bathroom completes the upper level, providing a serene retreat with its shower over bath, vanity, and toilet. Downstairs, a world of possibilities unfolds, with the versatile built in room offering endless opportunities. The floorplan allows for many different uses and boasts a generous carpeted area with reverse cycle air-conditioning and a walk-in robe. The large open plan tiled space provides ample room for relaxation or entertainment, while the modern 2nd kitchen with electric cooking facilities and a large walk-in pantry caters to everyday needs. The spacious bathroom, complete with a shower, vanity, and toilet, exudes both style and functionality, while the integrated laundry offers convenience with its single wash tub and auto taps. The additional massive storage room ensures a clutter-free environment. Additional features of this remarkable residence include charming character features such as polished timber flooring, ornate ceilings, and high ceilings. Outside, a covered outdoor entertainment area beckons for alfresco dining and leisurely weekends. The low maintenance and open backyard allows for a private and secure space for the kids, pets and the whole family to enjoy. A tandem remote garage, along with a single carport, offers parking convenience, all set on an easy care 655m<sup>2</sup> fully fenced allotment.. Currently rented at \$595 per week until 14th September 2024, this home presents a lucrative investment opportunity. However, with our property management team recently appraising it at \$800 - \$850 per week, the potential for increased returns is evident. Within walking distance to Queens Park, Cobb and Co Museum, Tafe, cafes, and the city centre, and positioned close to quality schooling options and all the amenities East Toowoomba is known for, this residence offers a lifestyle of convenience and sophistication. Experience the epitome of East Toowoomba living at 28 Lindsay Street. General rates: currently \$1,833.07 net per half year Water rates: currently \$314.95 net per half year plus consumption Primary school state catchment: Toowoomba East State School High school state catchment: Toowoomba State High School