

**291 Hume Street, South Toowoomba, Qld 4350**



**Sold House**

Saturday, 16 December 2023

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**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1138 m2**

**Type: House**



Jacqui Walker  
0746386100



Chan De Silva  
0438900376

**\$676,000**

NESTLED in fabulous South Toowoomba, 291 Hume Street emerges as a property which harmoniously combines lifestyle convenience with investment possibilities. With its generous layout, modern amenities, and prime location, this residence offers an unparalleled blend of advantages tailored to meet the distinct needs of owner-occupiers and investors alike. OFFERING AN ABUNDANCE of size and comfort, featuring large bedrooms each fitted with built-in robes and ceiling fans. Climate control is a breeze with reverse cycle air-conditioning in select rooms. There's even a separate home office, perfect for the modern working environment. Two modern kitchens make culinary pursuits a delight, and with two fully sized bathrooms plus an additional powder room, hygiene and convenience are assured. A dedicated laundry area, expansive outdoor deck, and low-maintenance fenced backyard cater to both practical needs and lifestyle desires. Parking is sorted with a tandem carport and additional double parking bay at the front of the home. Extra amenities include a front covered porch for your morning coffee, a garden shed for extra storage, and a substantial land allotment of 1,138m<sup>2</sup>.

**SITEPLAN / FLOORPLAN FLYOVER:-** Massive family home- 5 bedrooms in total, 2 modern kitchens, multiple living spaces and 2 updated bathrooms plus powder room with plenty of options to bring along the extended family, space for the young adults to live at home or room for the guests when they visit- Front covered porch - perfect to enjoy the morning coffee- 5 good sized bedrooms, each fitted with built-in robes and ceiling fans- Main bedroom privately positioned to the rear of the home boasting walk-in robe and reverse cycle air-conditioning- Separate home office- Spacious lounge room to the front of the home boasting reverse cycle air-conditioning and ceiling fan- Generous open plan living and dining room- Centrally located, updated main kitchen complete with freestanding electric stove and oven, rangehood plus plenty of bench space and cupboards, plus room for the large fridge- 2nd kitchen featuring stylish tiling and complete with electric cooking appliances, rangehood plus ample bench space and cupboards- 2 full-sized bathrooms, 1 complete with shower and separate bath tub, vanity and toilet, second bathroom hosting shower, vanity and toilet- Additional separate powder room for added convenience 3rd toilet- Conveniently located laundry with single wash tub and storage- Expansive covered timber deck overlooking the fenced backyard, perfect to watch the kids play while relaxing or entertaining- Garden shed- Tandem carport with rear yard access plus double parking bay at front of the home- Fenced low maintenance backyard- 1,138m<sup>2</sup> allotment

**DEEP DIVE:---** The Ideal Sanctuary for Homeowners Imagine a sprawling family home where every design element has been thoughtfully planned to offer you both comfort and luxury. This property gives you just that with its five expansive bedrooms, multiple living areas, and two state-of-the-art kitchens. It's a house where extended families can live in harmony, young adults can enjoy their privacy while still living at home, and guests can be welcomed without the slightest inconvenience. The spacious front lounge room equipped with reverse cycle air-conditioning and a ceiling fan invites you to relax in a cosy environment. In contrast, the generously proportioned open-plan living and dining room acts as the heart of the home for family gatherings. Convenience is further enhanced with two fully renovated bathrooms and an additional separate powder room, ensuring the morning rush hour goes by without a hitch.---

**An Investor's Dream** For the savvy investor, the property's ability to function as a dual-occupancy home stands as a distinct advantage. The front section, comprising two bedrooms, is expected to fetch a weekly rent of approximately \$360. In contrast, the rear section with three bedrooms can potentially earn around \$400 per week. If you're aiming for an even higher yield, the alternative to rent out each of the five bedrooms individually could propel your weekly earnings to a staggering \$1,100.---

**Centrally Located for Maximum Convenience** But what genuinely sets 291 Hume Street apart from other listings is its matchless location. It's a property where schools, shopping centres, and parks are all within close proximity, enhancing your quality of life by making everyday errands a breeze. Additionally, the large block size offers potential for further development. With the presence of side access to the rear, constructing sheds or other additions becomes a real possibility, subject to council approval.

**FLEXIBLE AND BEAUTIFUL**, this opportunity is not to be missed. **WHETHER** you're in the market for a family home with room to grow, or a robust investment property, this one's the one. **FOR YOUR CONVENIENCE**, we're looking out right now for your call, inbox or text. **PLAN TO SEE NOW!\*\*\*Disclaimer:** All care taken, however you are encouraged to independently verify all figures and indications.