

3 Betty Street, Newtown, Qld 4350



House For Sale

Saturday, 9 March 2024

3 Betty Street, Newtown, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 551 m2

Type: House



Jacqui Walker
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Harsha Kumarasinghe
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Offers from \$699,000

WHO'S WHO HERE?- Investors::: See our rental appraisal above the section 'What's Nearby?': Subject to market conditions, anticipate a gross rent yield up to 6.13% p.a.- Multi-Generation Families- Buyers looking to live in one and rent out the other BEAUTIFULLY PRESENTED, Jacqui Walker presents this Dreamy Delight with the benefit of OPTIONAL DUAL-OCCUPANCY, only 110 Metres to Clifford Gardens Shopping Centre! I SAID: ' 110 metres to major shopping centre with INDEPENDENT LIVING for a Boarder or your In-Laws !! 'BOASTING SIX, yes 6, Reverse-Cycle Air Conditioners, this Home is a comfortable and peaceful haven. Enjoy the ambience of the BEAUTIFUL CEILINGS and the designer lighting. Then discover how each LIGHT AND AIRY space has been thoughtfully re-created and UPDATED. THE BEAUTY of Betty Street says: ' Come on in! 'SO LET'S DO THAT:- 2 Attached Residences, INTER-CONNECTED::: Want the entire space all for yourself? ::::: That's easy::: Just keep the connecting door open between the 2 Living Rooms- Front Residence::: Highlight: Gorgeous CUSTOM GLASS CABINETRY::: Formal Entry::: Living Room, with reverse-cycle AIR conditioner and a dreamy stained-glass window::: Eat-in Kitchen::: With 1 drawer DISHWASHER, a wide CHEF'S OVEN, and rangehood::: 1 Bedroom with built-in robe and r/c AIR conditioner::: 1 Bathroom with corner vanity, toilet and shower::: Laundry nook- Rear Residence::: Highlight: Beautiful POLISHED WOOD FLOORS::: Formal Entry via the lovely DECK, with perfect north aspect::: 2 Bedrooms, each with built-in robe, EACH with r/c AIR conditioner and 1 with a custom-fitted desk::: 1 Bathroom with perfect tones, attractive subway tiles, an EXTRA-LARGE SHOWER, a privacy-enhanced toilet area, vogue vanity and a lovely mirror::: Laundry Room::: Living Room with r/c AIR conditioner and fireplace ::: Spacious Kitchen with wide CHEF'S OVEN and designer extraction fan- Scrolling the album, did you see all 6? SIX, yes 6 Reverse-Cycle Air Conditioners!- This post-War CHARMER was probably built late 1940's- Approx 145 Sq Mtrs under the roofline::: NOT including the deck, patio or detached carport / studio / shed NOW DISCOVER OUTSIDE:- 551 Sq Mtr Allotment::: South-facing::: Level- A lovely north-facing DECK for rear Residence 2 - 32 Solar Panels across the roof- The gorgeous DETACHED LIVEABLE STUDIO results in a SPACIOUS Fourth Bedroom::: With an r/c Air Conditioner here, too!- Single Carport - Handy 2.1m x 2.7m Shed- A lovely detached COVERED PATIO SPACE::: Magical feeling, crowned by flourishing plantlife- Brick, wood and tile construction RENTAL APPRAISAL: In our professional opinion, the likely rental worth of the property is in the region of:- Entire property: \$650 per week::: Front dwelling: \$330 - \$350 per week including all utilities::: Back dwelling inclusive of studio and carport: \$460 - \$475 per week including all utilities All figures subject to market conditions. WHAT'S NEARBY?- Wow! 110 metres to Clifford Gardens Shopping Centre- 270m to O'Quinn Street North Park- 350m to The Glennie School- 1.7km to Harristown Primary and High Schools- 1.7km to Clifford Park Racecourse- 1.9km to CBD / Grand Central Shopping Centre BLISSFULLY PRESENTED, abounding with joy and offering the OPTION OF DUAL-OCCUPANCY, you'll love life here. THEN there's the easy-access Shopping Centre position! LIVING HERE will feel like you're on a unique homestay getaway every day! Presented to perfection. RIGHT NOW, The Jacqui Walker Sells Team is standing by to answer your questions or arrange your Inspection. SEE NOW! ***USEFUL INFO with compliments of The Jacqui Walker Sells Team:- Orientation to Street: South- Allotment Size: 551 Sq Mtrs- Recent General Rates and Charges: \$1,172.16 net 1/2 yr- Water Infrastructure Charge: Generally \$315.29 net 1/2 yr + consumption- Local Government Area: Toowoomba Regional Council- Real Property Description: Lot 35 on Registered Plan 44270- State School Zone: Harristown Primary, P-6; Harristown High, 7-12- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.