

**32 Warwick Street, Allora, Qld 4362**



**Sold House**

Wednesday, 27 September 2023

32 Warwick Street, Allora, Qld 4362

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 587 m2**

**Type: House**

**\$455,000**

Renovated top to bottom and to the highest of standards, this Character filled period cottage sits behind a white picket fence, on a level 587 sq metre freehold parcel of land and is just 100 metres from the main street of Allora. Boasting a gorgeous street appeal with its gable front and decks at both the front and rear, the north and south aligned property features excellent privacy at the rear and a scenic out outlook onto the wide street at the front. Inside the home has been tastefully renovated to capture the allure of yesteryears with its VJ walls and high ceilings, seamlessly combining the conveniences of modern day living with new floor coverings throughout and reverse cycle air conditioning in both living areas. A classic country style kitchen, with white cabinetry and stone benchtops, is complimented by new quality stainless appliances. Featuring a gas cooktop with overhead rangehood, electric oven and dishwasher. Central to the home, the kitchen leads out in both directions to either the formal lounge room, with reverse cycle air conditioning, or the second multi person living area at the rear which also features a reverse cycle unit and was once used as a hairdressing salon. Two spacious bedrooms feature built in wardrobes while the fully renovated luxurious bathroom features shower, toilet, and large vanity. Outside at the rear of the property you will find a large three bay shed - the first bay being fully lockable with power, lighting and on a concrete slab, making it an ideal workshop area. The additional two bays provide excellent undercover vehicle accommodation. Additions to the shed include a new solar system feeding back to the power grid alleviating those ever-increasing power bills as well as a large rainwater tank. Beyond the shed at the rear of the property you find a lovely established garden with a combination of raised garden beds, newly established trees, as well as lovely, shaded area to sit and enjoy your favourite book or a refreshing beverage. Known as "the best little town on the downs", Allora is located just 160 km southwest of Brisbane on the Darling Downs, and a comfortable 20 minutes to the regional city of Warwick, or 40 minutes to the larger Toowoomba City. With a population of just over 1000 people, the town is characterised by its many restored period homes. Well serviced, the town features an IGA supermarket, cafes and specialty stores, as well as medical and education facilities. You would barely need to own a car with this property. Walk to the shops, the pub, or the golf course. Whatever you need it is just a stone's throw away. Ideal for the first home buyer, downsizer, or retiree. This property would also make a brilliant air B&B for the city-based investor wanting to escape to the country periodically as well as generate some income whilst you're not there. For further details or to arrange an inspection call Mark on 0419 519 979.