

34 Emerson Street, Toowong, Qld 4066

House For Rent

Saturday, 13 April 2024

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Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Matt Karger
0738768226

\$920 per week

Welcome to 34 Emerson Street, Toowong. Nestled in a peaceful pocket, this comfortable home is a light filled, breezy and well presented haven, complete with potential for dual living. It stands on an elevated easycare block, within walking distance of Anzac Park, bus services, coffee shops and the Queensland Academy for Science-SMT. Features Include:

- Serene entrance via terraced landscaped garden to front door
- Lounge/dining room with wide windows framing district views
- Interiors feature polished timber floorboards
- Naturally flows to front porch and back deck for entertaining
- Established grounds include tiered level lawns
- Spacious kitchen with benchtops, cooktop and oven
- Bright airy bedrooms, master has built-ins and tidy ensuite
- Main bathroom appointed with bath, shower recess, separate w/c
- Downstairs living space with own entry, guestroom, bathroom
- Wet bar offers ample cabinetry, easy conversion to kitchenette
- Air conditioning, excellent cross-ventilation, sunny aspect
- Fenced, double garage, quiet street in family-friendly area
- Toowong State and Indooroopilly State High schools catchment
- 800m walk to the highly acclaimed Queensland Academy for Science & Math

With scope to create self-contained quarters for visitors or extended family, there's a multitude of possibilities to suit your lifestyle. A stroll from bushland trails, the tranquil neighbourhood is convenient to the city, Toowong Village and Indooroopilly Shopping Centre.

PETS* On application only, and subject to relevant Owner and Body Corporate Approvals if applicable.* Please note that fencing may not be appropriate for some animals.

WATER • Tenants are responsible for full water consumption costs.

UTILITIES Tenants are responsible for the connection of their own utilities. This property requires the following connections:

- Electricity
- GARDEN MAINTENANCE • All garden and lawn maintenance is the responsibility of the Tenant/s. This includes weeding, mowing, edging, and waste disposal.
- FURNITURE* This property is UNFURNISHED

REGISTER YOUR INTEREST TO INSPECT Please click the 'Book an Inspection Time' button to book for an inspection or register your interest. If you do not register your interest, you will not be privy to further information about the property including, price adjustments, cancellations and/or updated open times.

COVID INFORMATION In order to minimise risk to the health of all during COVID-19, inspections will be conducted in accordance with the Queensland Government's health & safety guidelines.

DISCLAIMER Whilst every care is taken in the preparation of the information contained in this marketing, O'Neill Estate Agents will not be held liable for any errors in typing or information. All interested parties should rely upon their own enquiries in order to determine whether or not this information is in fact accurate.