

36-38 Troys Road, Torrington, Qld 4350

Acreage For Sale

Friday, 5 April 2024

36-38 Troys Road, Torrington, Qld 4350

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 2 m2

Type: Acreage



Murray Troy
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Expressions of Interest Closing 30 April

Opportunity is calling here! The recurring question I'm asked is "Do you have something affordable on 5 Acres Close to Town?" And the answer is, YES I do! Look no further. Rarely do unique lifestyle property packages like this one become available, with such convenient location, and potential to improve the home and infrastructure all at an attainable value. The original classic 60's Era chamfer on stumps country home oozes potential and represents a time capsule that has not been tampered with or changed to take away its wonderful original retro charm. Ripe and ready, begging for you to make your choice of improvements and add your finishing touches to it and the property. Timber Casement windows, some VJ walls, and never before exposed timber floorboards perfect for polishing are just some elements of its appeal. Inside the home we find a fabulous large open plan eat in kitchen with combined casual dining and living beside. The kitchen features a lovely old wood stove, bench top portable gas cooker, original retro kitchen cabinets and bench top, big original double draining sink, and plenty of space all around. The formal lounge room opens out through double French doors to the front patio, and each of the three bedrooms are generous in size and have good carpet. Potential for a fourth bedroom exists by converting the second casual living room within the home, as seen on the floor plan which works well as an office area also. The centrally located bathroom is in original condition and retro style also. It has a shower over the bathtub, and linen cupboard adjacent. The laundry is a good big practical room opening to the eastern side of the home and out to a covered semi enclosed multipurpose mudroom area. Outside the matching chamfer board large single 4 x 6.6m garage compliments the character and setting of the home, and the property has a further four sheds of various sizes ranging from the large old 9 x 8.7m machinery shed, a skillion roofed storage shed or animal shelter, and a further old weatherboard former two bail dairy shed or workshop all of which are in need of some repair and straightened up to become handy forms of shelter for your gear and equipment or as animal shelters. A garden shed rounds off the storage options. The Acreage is good alluvial fertile soil, fenced around the boundary and some internal fencing forms three separate grazing paddocks. A great block for your horses or ponies, or livestock, and bordered by the spring feed creek weaving around the southern side boundary of the property. And old windmill over a bore may potentially be resurrected to pump again. Town Water is connected. Electric Hot Water System servicing the home. Rates: \$857.09 half year Water Access: \$315.29 half year Good small acreage lifestyle properties this close to Toowoomba City are hard to find! A property that suits a range of purposes and conveniently positioned close to Charlton's transport interchange and freight terminal and all the progressive industry in the precinct and on out to the Wellcamp airport. Just moments away to the Toowoomba Bypass access and you're on your way to Brisbane in the blink of an eye. This property is currently Zoned Rural, with a positive future for potential rezoning given this parcel fall within the City's Urban Footprint in the States Draft Planning Scheme Review. A unique small acreage property with good potential and position, sure to grow in its future value. An opportunity not to be missed! Expressions of Interest are Invited, and Closing on 30th April, if not Sold Prior. Please call the Agent Murray Troy on 0400 772 210 to arrange your viewing, or please attend one of our scheduled Open Homes.