

36 Canning Street, Leyburn, Qld 4365



House For Sale

Saturday, 15 June 2024

36 Canning Street, Leyburn, Qld 4365

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 2023 m2

Type: House



Alison Jones

0428776246

\$345,000

This lovely home in the charming town of Leyburn offers its new owner an opportunity of living in a quiet country town while still having access to Toowoomba and Warwick. Perfect as a rental, for a first home buyer, or someone who just wants out of the rat race, this 3 bed 1 bath property is ideal. In the last year the owner has completed 90% of the renovation to make this property a great buy. Walking through the property you can see the owner has completed a significant amount of renovation, with the interior, exterior painting and flooring still to be finalised by the new buyer. The living area is open plan from the kitchen, lounge and dining. There are 2 front rooms, and one to the rear. The kitchen has good bench space and plenty of space for storage. The lounge room is a good size and allows plenty of play area for kids. The home has a long front veranda, large shed and good fencing. There is town water and a septic system. Situated on a generous 2023 sqm block, there is plenty of room to create your own oasis or indulge in your favourite hobbies. Whether it's gardening, setting up a workshop, or simply enjoying the tranquility of the surroundings, the possibilities are endless. Outside, you'll find a spacious backyard, perfect for kids and pets to play or for hosting outdoor gatherings. The property also offers a garage space for secure parking, as well as two carport spaces for additional vehicles or storage. The property is on town water, and has 30,000L of tank water. Located in a sought-after area of Leyburn, this property is within close proximity to the Royal hotel, local school, and corner store, and well out of the flood zone. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a private inspection and secure your future in this beautiful property at 9 Macintyre Street, Leyburn. Please ensure you have read the disclaimer here <https://www.raywhite.com/legal-information/> please ask your agent if you have any further questions.