

36 Collins Street, Mount Lofty, Qld 4350

ecology

House For Sale

Wednesday, 12 June 2024

36 Collins Street, Mount Lofty, Qld 4350

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1204 m2

Type: House



Tom Fuller
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Offers to Purchase

DWELLING:Gracing a magnificent allotment with outstanding gardens, this residence portrays a timeless elegance and a charming sense of ambience throughout. Located in a renowned tree lined street of Mount Lofty, this circa 1927 built bungalow displays charm and function throughout. Adorned by character features including high ceilings, picture rails & portlight window in the entry; contemporary additions such as a built-in lower level with kitchenette enhance the home's enduring sense of appeal & functionality. Owned by the current owner for 34 years, recently improved to now feature 4-bedrooms, 3 bathrooms, 2 kitchens, 3 living areas, plus a studio room attached to the car port; this charming home elegantly combines flexible living options, a notable location, and a large allotment for all to enjoy. **GARDEN:**Strikingly attractive from the street, the home's facade is set behind a white picket fence, arbour, and attractive street trees. A variety of both deciduous and evergreen plantings feature and contribute to the impressive grounds, covering the 1,204m² allotment over two lots, some of which include varieties such as Crepe Myrtle, Jacaranda, Chinese Elm, Avocado, Palms, Bromeliads, Clivias and screening of Bamboo for privacy. A 5.8m x 5.8m carport with bar panel door offers secure parking, with a 6.2m x 5.8m studio room positioned behind. **LOCATION:**Mount Lofty is often regarded as a peaceful family suburb, for good reason. As part of a closely-held community, you will discover leafy streets, cafes, parklands + quality schooling, all within a short drive to the CBD. Situated in one of Mount Lofty's most-loved streets; you can stroll 550m to Eastside Market with convenience shopping, bottle shop + bakery, or pick up some fresh produce from the Toowoomba Farmers Markets (held on Saturdays, adjacent to Cobb+Co Museum, located within 1km of the home). The home is set within the popular catchment zone for Toowoomba East State School; Fairholme College, Downlands College + quality child care options are also located with a short distance. The iconic Queens Park & Botanic Gardens, with open space & children's play equipment is a two-minute drive + Jubilee Park walking and mountain bike trails are also only a four-minute drive, further emphasising the home's lifestyle credentials. The TAFE campus is also just a quick 700m away. The CBD is within easy reach, as is St Vincent's Private Hospital and the medical precinct.

Extra features...Open plan kitchen with stone benchtops, ample storage & servery window to rear deck Smeg 90cm Victoria aesthetic freestanding dual fuel oven/stove Asko dishwasher Polished timber flooring throughout Wood fireplace & split system reverse cycle air conditioning in the main living area Main bedroom with built in robe & ceiling fan, French doors to rear deck, & ensuite Upstairs bedrooms have ceiling fans & French doors to sunroom or front porch Central main bathroom with shower & claw foot bath, gold coloured fixtures & stone top freestanding vanity Downstairs bedroom with ceiling fan, built-in robe, & ensuite with shower with toilet Kitchenette downstairs with Bosch oven, Smeg induction 30cm cook top, Fisher & Paykel dishwasher Pull-out pantry cupboard & linen cupboard in downstairs kitchenette Updated laundry downstairs with stone benchtops and feature tiles 5.8m x 5.8m carport with lined ceiling and bar panel door 6.2m x 5.8m studio room, lined & powered with LED downlights, chamferboard exterior, & partially plumbed inside Solar system with 44 panels & Fronius Primo 8.2 kW Inverter Two rainwater tanks NBN Connected (Fibre to the premises)

Please Note: Sale is by 'Offers to Purchase' with prospective purchasers encouraged to submit written offers. As the property is being sold without a price, we are legally unable to offer suggestions around pricing. Further to this, the property listing has been sorted into a price bracket, purely for functionality reasons. **Disclaimer:** Whilst every care is taken to ensure the accuracy of the information contained in this marketing, Ecology Property will not be held accountable for any errors. All interested parties should complete their own research before making a decision to purchase.