

**4/25 Furness Court, Kearneys Spring, Qld 4350**

**House For Sale**

Wednesday, 20 March 2024



4/25 Furness Court, Kearneys Spring, Qld 4350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 111 m2**

**Type: House**



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Anne Jurgs  
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## Offers Over \$379,000

A fabulous location close to major shopping centres, green open spaces, USQ and an array of other amenities makes this unit perfectly suited for retirees, first home buyers and investors alike. Built to maximise space and aspect, the main living zone incorporates a well-appointed kitchen, separate dining zone and generous living area, while the 2 bedrooms are separated by the wet area for an added sense of privacy. The covered outdoor entertaining area is perfect for morning coffee or relaxing with friends.

- Generous open plan living
- Light filled kitchen with stone benchtops
- Stainless steel appliance including wall oven & 4 burner gas cooktop
- 2 built-in bedrooms
- Family bathroom with separate shower & soaker tub
- Covered north facing private outdoor space
- Single garage with remote access
- Reverse cycle air conditioner
- Ceiling fans x 3 (living & both beds)
- Security screens to doors/flyscreens to windows
- Natural gas for hot water (instant) & cooking

Close to schools including:- Darling Heights State School (less than 2km)- Harristown State High School (less than 4.5km) • Handy to the University of Southern Qld (less than 2km) • Close to various parks including- John McDonald Oval (less than 0.25km)- Kearney Springs Historical Park that links with walking tracks through the West Creek parklands (less than 0.75km)- USQ Japanese Gardens (approx. 1.5km) • Shop at Woolworths at The Ridge, Aldi or Coles & K-Mart at Toowoomba Plaza (all within 2.75km) • Close to 7 Springs Medical Centre which boasts 3 general practices & a dental practice (less than 2km)

General Rates NET = \$1,103.57 per 1/2 year  
Water Access Charge NET = \$315.29 per 1/2 year  
Body Corp = \$550 per quarter (\$350 admin fund + \$200 sinking fund)  
Rental Appraisal \$460-470/week