

4 Angler Street, Toolooa, Qld 4680

House For Sale

Thursday, 11 April 2024



4 Angler Street, Toolooa, Qld 4680

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 703 m2

Type: House



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Offers Over \$339,000

In a market that's becoming increasingly more difficult to get into, well priced entry level homes for occupiers and investors alike are becoming harder to obtain. But feast your eyes on this glowing opportunity that is bound to sell swiftly to clever purchasers! The owners of this high-set beauty are relocating overseas and MUST see a sale completed before they take flight. For this reason, the sellers have chosen an exceptionally competitive pricing structure to ensure a swift sale! On a spacious 700+sqm block with 6foot high modern fencing, side access, and easement free space in the back yard for the shed/pool, 4 Angler Street offers a no-fuss, move in ready package with recent renovations that are sure to impress! Be warned, with rental vacancy rates sitting around 0.2% and alarmingly low stock availability, this option is fleeting and likely to be sold in a matter of days!

- Quite location and partially elevated with spacious block and quality fencing with sliding front gate (ready for electric motor installation providing easy access!)
- Gentle slope back to front, with minimal earthwork/improvements to the rear yard, built your dream shed, pool or both!
- Fully air-conditioned throughout and freshly painted in the past 2 years!
- Polished timber floorboards throughout the upper level with combined living dining area.
- The living area connects via double sliding glass doors to a secure front deck area which has been screened to take in the elevated breezes! This also allows for loads of natural light for the indoor plant lovers!
- BRILLIANT kitchen with recent improvements included updated lighting/fans and tiled splash back. It provides ample cupboard and bench space with spacious fridge area, dedicated pantry and connects to a small storage space at the top of the rear stairwell.
- All three bedrooms are air-conditioned with fans and stunning matte-finish polished timber floors.
- STUNNING main bathroom with feature tiling, floating vanity, all new hardware, overhead mirrored cabinets and tiled from floor to ceiling! This update is truly impressive and barely used!
- The lower level provides a dedicated laundry, with double carport plus additional storage/workshop space. This area is secure/lockable but easily improved on to add value and personalize as desired! Additional features include BRAND NEW Hot Water System, industrial grade front stairwell, well established front garden bed, loads of parking options in the front driveway plus street parking, security screens on most windows, modern roof (Roof has been upgraded since it's construction), updated lighting, fans, window coverings combined with recent internal paintjob.

For offers over \$339,000 – This truly is a fleeting opportunity provided by eager and reasonable owners. Be sure to be present for the first inspection availability and do not delay! Contact Luke from The Watts Team @ LOCATIONS estate agents for further information! Council Rates - Approx. \$3,200 per annum Estimate Rental Appraisal - \$400 to \$420 per week**Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property**