

**4 Lemnos Street, Harlaxton, Qld 4350**



**Sold House**

Saturday, 11 May 2024

4 Lemnos Street, Harlaxton, Qld 4350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1055 m2**

**Type: House**



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**\$520,000**

- 3 good sized bedrooms, each fitted with ceiling fans and freestanding robes- Spacious lounge room featuring reverse cycle air-conditioning, ceiling fan and polished timber flooring- Dining room with polished timber flooring and gas bayonet- Neat and tidy kitchen equipped with free standing gas stove, single bowl sink and heaps of bench space and cupboards- Family bathroom with shower over bath and vanity - Additional bathroom with shower, vanity and toilet- Tiled laundry with single wash tub - Good sized detached shed with lined flooring could be used as a rumpus room or extra living space - Detached single lock-up shed - Impressive 1,055m<sup>2</sup> fully fenced allotment with vehicle side access - Rent appraised at \$475 per week

Unlock the potential at 4 Lemnos Street, Harlaxton, where opportunity awaits to transform this property into your dream home. With plenty of room for renovation and enhancement, this home offers a canvas for creativity and a chance to reap the rewards of your efforts. Step through the front porch into a space filled with promise. This home features three good-sized bedrooms, each fitted with ceiling fans and freestanding robes, offering comfort and convenience. The spacious lounge room boasts polished timber flooring, a wood heater for cozy winter nights, and is equipped with both reverse cycle air-conditioning and a ceiling fan for year-round comfort. Adjacent, the dining room awaits with polished timber flooring and a gas bayonet, ready for family meals and gatherings. The neat and tidy kitchen awaits your personal touch, featuring a freestanding gas stove, a single bowl sink, and ample bench space and cupboards for culinary adventures. The family bathroom offers a shower over bath and vanity, while an additional bathroom provides extra convenience with a shower, vanity, and toilet. The tiled laundry includes a single wash tub for added functionality. Throughout the home, you'll find some leadlit windows and high ceilings, adding character and charm to the space. A detached shed with lined flooring presents the perfect opportunity for a rumpus room or additional living space, catering to your lifestyle needs. Outside, a detached single lock-up shed provides additional storage or workspace, while the impressive 1,055m<sup>2</sup> fully fenced allotment offers vehicle side access and plenty of space for outdoor activities. With a low-maintenance yard, you can spend more time enjoying the benefits of this prime location.

Investors - the property has been recently appraised by our property management team for \$475 per week, subject to market conditions. Situated within walking distance to Harlaxton State School and Toowoomba State High School, as well as North Point Shopping Centre, this home offers convenience at your doorstep. Close to schooling, shopping, parklands, and just a short drive to the city centre, 4 Lemnos Street presents an opportunity to create the home you've always desired in a sought-after location.

General rates: currently \$1,277.79 net per half year  
Water rates: currently \$314.95 net per half year plus consumption  
Primary school state catchment: Harlaxton State School  
High school state catchment: Toowoomba State High School  
Home Built: 1945