

4 Rolle Circuit, Torrington, Qld 4350

House For Sale

Wednesday, 10 January 2024

4 Rolle Circuit, Torrington, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 749 m2

Type: House



Zac Turley

0477300121

\$675,000 Plus

Situated in the highly sought-after Sovereign Hill estate of Torrington, just a short 15-minute drive from Toowoomba's CBD, this impeccably maintained 4-bedroom home built in 2021 is a hidden gem awaiting its next owner. With a modern design and flawless finishes, this residence epitomises contemporary living, making it an ideal choice for families or savvy investors seeking a valuable addition to their portfolio. Offering a hassle-free lifestyle, this plug-and-play property requires no additional investment. Upon entering, the meticulous attention to detail becomes evident, ensuring a seamless living experience. The interiors are both comfortable and stylish, featuring four generously sized bedrooms with built-in wardrobes and ceiling fans. The main bedroom, with its walk-in robe and modern ensuite, includes an additional space suitable for a nursery or home office. The heart of the home lies in the open plan living and dining area, seamlessly connecting to the kitchen, outdoor alfresco, and family room. The dining area is equipped with a quality reverse cycle Daikin air-conditioner, ensuring comfort for entertaining guests or enjoying family dinners regardless of the weather. An added touch of luxury is found in the separate media/family room, providing an ideal space for relaxation and entertainment. The galley-style kitchen boasts quality stainless steel appliances, including a dishwasher, electric cooktop, and oven, along with a convenient walk-in pantry. The outdoor alfresco, adjacent to the kitchen and dining area, enjoys a northern aspect, creating the perfect setting for gatherings with friends and family. Overlooking the low-maintenance and private backyard, fully fenced with quality 1.8m high Colourbond fencing, this space allows you to keep an eye on the kids while enjoying quality time with guests. For families with children, a designated kids' play area or rumpus room promises endless hours of fun. The strategically placed third bedroom at the front of the house serves as a versatile space, ideal for a home office with easy accessibility. The remaining three bedrooms at the back of the house are conveniently close to the main bathroom and separate toilet. Opportunities like this don't last, so act swiftly to secure your chance to call this remarkable property home. Register your interest today, and for further information, contact Zac Turley. Alternatively, we look forward to welcoming you at the next open home.

Impressive Property Features:

- Four good sized bedrooms with built in robes.
- Spacious main bedroom with ensuite & WIR.
- LED lighting throughout.
- Modern colour palette throughout.
- Main bathroom w/ shower and bath.
- Ample linen storage.
- Separate toilet.
- Kids play area/additional living equipped w/ ceiling fan.
- Open plan kitchen, dining & living area w/ ceiling fan & Daikin reverse cycle air-conditioner.
- Walk in pantry.
- Kitchen equipped w/ dishwasher, oven and electric cooktop.
- Outdoor pergola area w/ LED lighting.
- Fully fenced allotment with quality 1.8m Colourbond fencing.
- Spacious media room w/ ceiling fan.
- Double lock up remote garage.
- Impressive 6.6kw grid fed solar system.
- NBN connected.
- Smoke alarm compliant.
- Carpet in all bedrooms.
- Side access through double gates.
- Plenty of room for a shed.
- Built in 2021.

School Catchment:

- Prep to Year 6: Wellcamp State School
- Year 7 to Year 12: Wilsonton State High School

Tenancy Details:

- Currently tenanted until 30/05/2024.
- Currently renting for \$650 p/week. Boasting an approximate 5% return!

Rates:

- General net ½ year: \$1,128.12
- Water net ½ year: \$315.29 + consumption.

Disclaimer: Prospective buyers are advised that not all of the online photos of this property represent the property in its current condition due to existing tenancy arrangements and tenant privacy concerns. To access the most accurate information, please contact Zac Turley for additional photos, a current video walkthrough and further property details.