

4 Rosalie Street, Kingsthorpe, Qld 4400



House For Sale

Tuesday, 23 April 2024

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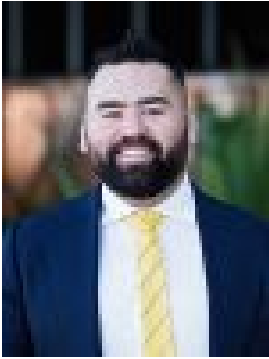
Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1012 m2

Type: House



Dan James

Auction

Experience the charm and comfort of this delightful 3-bedroom home located at 4 Rosalie Street, Kingsthorpe. This property features an L-shaped lounge/dining area adjacent to the kitchen, ensuring a seamless flow of space for your everyday living needs. The house has been freshly painted in several rooms, offering a clean and welcoming atmosphere. It also boasts new tiled flooring and is equipped with a reverse cycle air conditioning system for comfort all year round. Security screens & fly screens have been installed on entrance doors, with additional fly screens on windows, providing peace of mind. Outdoors, you'll find a 6.6 kilowatt solar system that will significantly reduce your energy costs. The property also comes with a massive shed - combining a 6x5m garage with attached 6.8x6m utility areas that could serve as additional garages/storage space or be converted into a potential granny flat with council approval. A large entertaining area sits neatly between the house & shed offering ample space for family gatherings or parties where memories will be made. Additionally, there's plenty of room for equipment or cars etc., making this home an ideal choice for those downsizing from larger blocks or first-time homeowners looking to settle down in an area just twenty minutes from Toowoomba. To top it off, lush citrus trees dot the backyard - perfect for those who love fresh produce right at their doorstep! A Colorbond fence surrounds three sides of this ¼ acre block property ensuring privacy without compromising on aesthetics. This charming abode must be sold, don't delay your inspection! Seize this opportunity to own a beautiful home brimming with potential today! Offers prior to auction will be considered and are encouraged. Contact Dan James on 0439 714 722 or at dan.james@raywhite.com

Featuring:

- 3 Bedrooms (all built-in)
- L Shaped Lounge/Dining with adjacent Kitchen
- Cork floors in living, hall & 2 bedrooms & Tile in Kitchen/Dining & Bathroom
- Freshly painted in several rooms inside house
- Bathroom with shower over bath
- Gas heater connection in living room, no bottle currently in place
- Rev/Cycle Air Con in Living Area
- Security screens on entrance doors & flyscreens on doors & windows
- Aluminium sliding windows throughout
- Solar system with 22 panels
- Foxtel connected in 2 rooms
- Huge entertaining area between house & shed
- Covered verandah on front & back of house
- Side access to massive shed - 6x5m Garage
- Multiple citrus trees in backyard
- Colorbond fence around 3 sides of property

Rates: Approximately \$982.77 per half year
Water Access: Approximately \$315.29 per half year

AUCTION DETAILS: 14th May 2024 from 6.00pm
Ray White Toowoomba, 580 Ruthven Street
Can't attend in person? Watch the auction online!
<https://raywhitetoowoomba.com/watch-our-auctions-live>