

# 40 Wuth Street, Darling Heights, Qld 4350

## House For Sale

Thursday, 13 June 2024



40 Wuth Street, Darling Heights, Qld 4350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 616 m2**

**Type: House**



Andrew Smith

0409628689

## Offers Over \$539,000

This very solid and attractive home has plenty to offer and in the current market won't be for sale long so you'll need to be quick! Sitting on a leafy 616m<sup>2</sup> block and just a short stroll from the Japanese Gardens, the University of Southern Queensland and the Darling Heights School the location is a real winner. Inside the home feels like a home and features include a spacious living area with reverse-cycle air conditioner, a modern 2pac kitchen with dishwasher and separate meals area, a well presented "original" bathroom with separate toilet, there are 3 bedrooms all with ceiling fans and 1 with built-in's and an inside laundry at the rear of the single lock-up garage. There are new low maintenance timber look vinyl floors to the living and traffic areas and at the rear of the home overlooking a really private backyard is a fabulous covered entertainment area just ready to be enjoyed by one and all. There is currently a lovely tenant in place on a fixed term lease till 17th August 2024. Call Andrew or Rachel today to arrange your inspection! Features Include: Spacious living area with r/c air conditioner 2pac kitchen with dishwasher & meals area New timber look vinyl flooring to living & traffic area spaces Three bedrooms with ceiling fans – 1 with built-ins Well-presented original bathroom Garden shed Fab outdoor entertainment area (8.5m x 4m) with built-in BBQ 616m<sup>2</sup> block – great backyard Side access for trailer Rent appraisal \$500pw Rates \$2732.06pa net Water access \$630.58pa net 8min walk to the Japanese Gardens 10min walk to USQ 4 min walk to Darling Heights State School 5 min drive to Kmart Toowoomba Plaza Disclaimer: Neither the vendors nor The Real Estate People (Including, but not limited to, its agents, directors, associated entities or legal assigns) either jointly or severally give any warranty, and no warranty is implied, as to correctness, accuracy or worth of the information contained herein. No representations are made or implied as to value, worth or suitability (for any purpose whatsoever) of the property as described herein. It is recommended that prospective purchasers ascertain the validity of any information or particulars contained herein prior to making any financial decisions based thereon. E&OE.