

44 Sardon Street, Centenary Heights, Qld 4350



House For Sale

Friday, 3 November 2023

44 Sardon Street, Centenary Heights, Qld 4350

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 612 m2

Type: House



Gary Kowaltzke
0408357163



Anne Jurgs
0417641313

Offers Over \$549,000

Perfect for families, retirees and investors alike, this solid brick home sits in a quiet street in a highly desirable neighbourhood close to several great schools (St Thomas More's Catholic Primary School & Centenary Heights State High School), shops (Southtown Shopping Centre & several major shopping centres), with some of Toowoomba's best parkland. Popular with locals, Ballin Park boasts a playground and basketball half-court for the kids, off-leash dog areas and large pond, as well as access to the cities much loved and used green corridor that takes walkers from the Waterbird Habitat, through Lake Annand and all the way to Queens Park in the city. So, if you're looking for a great home in a great location at affordable price, then stop looking.

- North facing sunroom perfect for morning coffees
- Generous lounge with gas heater, air conditioner & ceiling fans
- 3 generous built-in bedrooms
- Updated bathroom with separate shower & bath
- Bright kitchen with great storage
- Dining room flows out to the outdoor space
- Large covered entertainment area with built-in bbq
- Single garage with remote control
- 3 x reverse cycle air conditioners (lounge & 2 beds)
- Ceiling fans x 6 (beds x 3, lounge x 2 & dining)
- Security screens to all windows & doors
- Large rainwater tank
- Fully fenced & secure rear yard
- Bottled gas for heating
- Close to St Thomas More's Primary School & Gabbinbar State Primary
- Centenary Heights High School also close by
- Close to Southtown Shopping Centre (with local supermarket, food outlets, café & other speciality shops)
- Convenient shopping at Woolworths at the Ridge, Drakes at High Street, Aldi, Coles & Kmart at Toowoomba Plaza

General Rates \$1417.84 net 1/2yr
Water Access Charge \$315.29 net 1/2yr
Allotment 612m²