

**45 Traminer Drive, Wilsonton Heights, Qld 4350**



**Sold House**

Monday, 4 March 2024

45 Traminer Drive, Wilsonton Heights, Qld 4350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



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**\$535,000**

Location is perfect for essential amenities including schools, parks, Wilsonton Shopping Centre and a short drive to Toowoomba CBD. This home has been lovingly cared over the years, showcasing pristine upkeep both inside and out. Comprising three generous bedrooms with built ins and two bathrooms, including an ensuite in the master bedroom plus air conditioning and a walk-in robe, this residence offers ample space for comfortable living. The two-car garage provides secure parking, while abundant storage solutions cater to organisational needs. Offering two separate living areas, one with air conditioning and a designated formal dining area adds an elegant touch, perfect for hosting guests or enjoying family meals. Step outside to discover a tranquil haven amidst manicured gardens and lush greenery. The undercover entertaining area provides an inviting space for alfresco dining and social gatherings where the kids and pets will have a ball! Also includes, some ceiling fans, security screens, a fully fenced yard, rainwater tanks, solar panels and a garden shed. 45 Traminer Drive presents an opportunity to indulge in a lifestyle of comfort and convenience, surrounded by all the amenities Wilsonton has to offer. Don't miss your chance to make this lovely property your own. Currently tenanted until 11th May 2024 for \$370 per week. Current market rent appraisal \$460 per week. Approx. \$1,217.05 net per half year. Water rates: approx. \$315.29 net per half year plus consumption. Primary school state catchment: Wilsonton State School. High school state catchment: Wilsonton State High School. Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.