

# 46 Ramsay Street, Centenary Heights, Qld 4350

## House For Sale

Wednesday, 12 June 2024

46 Ramsay Street, Centenary Heights, Qld 4350

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 880 m2

Type: House



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## Offers Over \$529,000

Nestled in one of Toowoomba's most sought-after neighbourhoods, this delightful 2-bedroom chamfer home offers an exceptional lifestyle just minutes south of the CBD. Perfectly positioned within walking distance to South Town Shopping Centre, Lake Annand, and some of Toowoomba's most esteemed schools, this property presents a rare opportunity for convenient, quality living. This property is perfect for those looking to move straight in or extend and create their dream home on a substantial allotment. The location, charm, and potential for growth make this a must-see for buyers seeking a blend of convenience and character.

**At A Glance:**

- 2 Spacious Bedrooms: Enjoy comfortable living with generously sized bedrooms, each offering built-in storage.
- Prime Location: Situated just a stone's throw away from the vibrant heart of Toowoomba, offering easy access to shopping, dining, and entertainment.
- 880 sqm Fully Fenced Allotment: The expansive, fully fenced yard provides a secure and private space, ideal for families, pets, or potential extensions.
- Charming Chamfer Design: The home's classic chamfer style exudes timeless appeal, blending traditional charm with modern convenience.
- Large 2-bay workshop
- Proximity to Top Schools: Benefit from being in close proximity to some of Toowoomba's finest educational institutions, making school runs a breeze.

**Additional Information:**

- School Catchments – Rangeville SS & Centenary Heights SHS
- Private Schools – St. Thomas More's Primary, St. Saviours College, & St. Joseph's College
- Parklands – Anderson Park, Lake Annand, Groom Park, & Emmerson Park
- Cafes/Restaurants – Thai Royal, Stellarossa, Urth Café, & The Vintage Café
- Lifestyle – Southtown Shopping Centre, The Bernoth Centre, City Golf Club, Gold Park Sporting Ground,
- NBN – Fibre to the Premises (FTTP).
- Zoning – Low Medium Density Residential.
- General Rates (net half-year) - \$1,471.77
- Water Access - \$315.29
- Waste Service Day – Friday.

Don't miss out on this unique opportunity. Contact us today to arrange a private viewing and secure your future in one of Toowoomba's premier locations.

**Disclaimer:** 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.