

46 Wallace Street, Newtown, Qld 4350



House For Sale

Wednesday, 17 January 2024

46 Wallace Street, Newtown, Qld 4350

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 703 m2

Type: House



Paddy Ryan
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Offers Above \$699,000

Welcome to this meticulously renovated home, perfectly situated in a convenient and great location, offering a lifestyle of comfort and style. This property is strategically positioned near private and public schools, accessible public transport, and just a short drive to the bustling Toowoomba CBD. Upon entering, you'll be captivated by the tasteful design and the warmth of immaculately polished hardwood timber floors that extend throughout the spacious open-plan living area. The kitchen is a highlight, featuring not only modern appliances but also a generous pantry cupboard catering to the needs of cooking enthusiasts. No expense has been spared in the comprehensive renovation of this home. It has undergone rewiring, replumbing, and re-sheeting, ensuring a modern and functional living space. The bedrooms are adorned with new carpet, built-in wardrobes, and ceiling fans, creating cozy retreats. The bathrooms boast gorgeous floor-to-ceiling tiles. Stepping outside, the boundary-fenced backyard offers both space and privacy. The 18m² elevated deck provides an ideal outdoor gathering and relaxation setting. This property is not just a home; it's a haven for various demographics, including downsizers, first-home buyers, investors, young executive couples, and retirees. Its proximity to the city centre, schools, and parklands enhances its versatile and desirable residence appeal. Key features include:

- Three built-in bedrooms with built-ins and ceiling fans
- Modern renovated open-plan dining and living area with a separate kitchen
- 18m² elevated deck for outdoor entertaining
- Reverse cycle air conditioning for year-round comfort
- Double car accommodation
- Fully fenced backyard
- Two-bay shed with a garage remote and a private entertaining area at the rear

Don't miss the opportunity to experience the charm and functionality of this home. Time is of the essence for this quality property in a sought-after location. Council Rates: \$1,257.34 per half year Water Rates: \$515.29 per half year