

**5 Hamilton Street, Newtown, Qld 4350**



**House For Sale**

Thursday, 16 May 2024

5 Hamilton Street, Newtown, Qld 4350

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 940 m2**

**Type: House**



Mel Spencer

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## Buyer interest above \$650,000

Perfectly located in a premium city spot, this lovely home has recently undergone a wonderful transformation. With the addition of a stunning new ensuite giving the family convenience of a second bathroom. The home also has a sizable and functional new kitchen with an induction ceramic cooktop and dishwasher. New flooring and ceiling fans throughout, This house offers a fully fenced yard, providing a safe haven for your family. With local schools, scenic parklands and a variety of shopping choices just a stone's throw away, convenience is at your fingertips. Rent appraised at \$520-\$540pw. Don't miss out on this established gem. Features: • New Kitchen • Brand New Ensuite • Three separate living areas • Study room • North facing sunroom • Built in Wardrobes • Cosy Combustion heater recently serviced and cleaned • Storage • Reverse Cycle Air Conditioning • Security Cameras • Diamond Security Screens • Fenced Perimeter • Side Access • 5.8 Kilowatt solar system recently serviced and cleaned • Rain water tanks equipped with pumps The Area • Approx 200m to the beautiful and serene Newtown Park and Qld State Rose Garden perfect for those who enjoy a peaceful stroll in nature or a great spot for picnics and outdoor activities. With a bustling cafe opposite. • Approx 1.6 km is Clifford Gardens Shopping Centre, offering a wide range of shopping and dining options • Newtown State School is approximately 1.1 km, making it convenient for families with school-going children. • Approx 3.5 km away is the Toowoomba Base Hospital, providing essential healthcare services to the community. Thanks for taking the time to explore this charming property. With its spacious living areas, large backyard, and convenient location near local amenities, this house promises a comfortable and vibrant lifestyle for its next lucky owners. Whether you're looking to raise a family, entertain friends, or simply enjoy the relaxed Newtown lifestyle, this property has all the features to make it your perfect home. Don't miss the opportunity to make this wonderful house yours! Rates: Approximately \$1368.96 per half year Water Access: \$315.29 per half year