

**52 Llewellyn Street, Centenary Heights, Qld 4350**



**House For Sale**

Saturday, 10 February 2024

52 Llewellyn Street, Centenary Heights, Qld 4350

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 954 m2**

**Type: House**



Damien Holden

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## Offers over \$789,000

Seamlessly blending classic elegance with modern convenience, this charming home that is located in a prime position in Centenary Heights promises a lifestyle of conveniences for its fortunate new owners. Inside, entertainers will appreciate the open plan kitchen, dining, and living area that flows effortlessly onto a covered outdoor alfresco area. An additional lounge room provides a separate area for everyone to have their own space. Three bedrooms with built in robes are generous in size plus an additional fourth bedroom/office caters to versatile living arrangements. Air conditioning to the living, lounge and main bedroom plus a fireplace ensures year-round comfort. With renovations recently completed in the kitchen and bathroom, there is nothing left to do except move in and enjoy. Moving outside, the large covered alfresco area that overlooks the back yard has enough room for all family and friends. Or for a change of scenery, you can head out to your front veranda to watch the world go by. The generous 954sqm allotment boasts an impressive 9m x 5m powered shed, plus a carport suitable for caravan or boat. Pets and kids are kept safe thanks to the fenced front and rear yards and the lawns and gardens are easy to maintain with 2 water tanks and 2 garden sheds. Viewing this home will be by appointment only. Be sure to call today to book your inspection. Featuring - 3 Large Bedrooms with Built In Robes - Additional Fourth Bedroom or Home Office - Beautifully Appointed, Entertainers Kitchen with an Abundance of Storage - Air Conditioning to Main Living Space, Lounge Room, and Main Bedroom - Fire Place to Main Living Space - Main Bathroom with Walk In Shower, Full Size Bathtub, and Toilet - Separate 2nd Toilet - Security Screens to all Doors and Windows - Crimsafe to the Front of the Property and Rear Door - Hamptons Style Shutters Throughout - Large Covered East Facing Alfresco Area - 9m x 5m Powered Shed plus Additional Carport suitable for Caravan or Boat - Easy Maintenance Lawns & Gardens - Fully Fenced Yard with Rear Access - Location is key and this home ticks all the boxes when it comes to proximity to schools, shops, eateries, medical facilities, parks and more - Distances... Gold Park Sporting Club - 900m, Nell E Robinson Park - 900m, Centenary Heights State School - 1.4km, Aldi - 1.4km, The Ridge Shopping World featuring Woolworths plus Specialty Shops and Eateries - 1.5km, Toowoomba Plaza featuring Kmart, Coles plus Specialty Shops and Eateries - 1.8km, Toowoomba Hospital - 2.8km, Toowoomba CBD/Grand Central - 3.4km