

**6/446 Hume Street, Middle Ridge, Qld 4350**



**Sold Unit**

Wednesday, 6 September 2023

6/446 Hume Street, Middle Ridge, Qld 4350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Jacqui Walker  
0746386100



Harsha Kumarasinghe  
0746386169

**\$580,000**

THIS SENSATIONAL Townhome with MULTIPLE LIVING AREAS in a SECURE-GATED complex - located across the road from The Ridge Shopping Centre - is presented by Jacqui Walker. STEP INSIDE, LET'S DISCOVER:- Built over two levels, this stunning property represents a great house alternative with little to no yard maintenance- Finished to a high standard, you'll love the many inclusions

**DOWNSTAIRS:-** Open plan living design::: Reverse cycle air conditioning- Prowler proof screens on all doors and windows- Spacious designer kitchen :: Stone bench tops::: 1 and a 1/2 sink::: Stainless Steel appliances::: Dishwasher, electric oven, cooktop and range hood::: Microwave allocation::: Large fridge space::: Tiled splash back- Open Plan Living area seamlessly flows out to the covered alfresco area and sunny courtyard- Separate laundry room with convenient access to the clothesline- Third toilet discreetly located just off the laundry- Study nook, perfect for achiever- Extra wide automatic double lock up garage with internal access- Intercom visitor access

**UPSTAIRS:-** The WOODEN STAIRCASE is absolutely GORGEOUS ... taking you to the fully carpeted and private upstairs sleeping and **BONUS LIVING ZONE-** Separately zoned DUCTED AIR-CONDITIONING for all year round sleeping and lifestyle comfort - Three built-in bedrooms in total- Light and airy spacious Master bedroom :: Large ensuite with upsized shower and vanity::: Double built-in robe PLUS a second built-in with shelving- The two other generously sized bedrooms have large built-in robes- Main bathroom with walk-in shower and bath::: Separate toilet- Large linen and broom cupboard - Light and airy **RUMPUS ROOM** LET'S TAKE A LOOK OUTSIDE:- This sensational 189 Sq Mtr townhouse is tucked away at the rear of the boutique 7 unit complex, providing additional privacy and security- Low maintenance rear courtyard::: Forget moving::: Less chores::: Get your weekends back!- Security lighting throughout the complex

**WHAT'S NEARBY?-** 290m to The Ridge Shopping World- 800m to Middle Ridge Park- 850m to Toowoomba Plaza- 900m to Middle Ridge State Primary School- 1.2Km to Lemway Park- 1.3Km to Kearney Springs Historical Park- 2Km to Freyling Park- 3Km to Japanese Gardens- 3.2Km to Centenary Heights State High School- 3.2Km to Toowoomba Golf Club- 3.4Km to USQ- 4.5Km to Toowoomba CBD - 6.3Km to Concordia Lutheran College

**OFFERING YOU SPACIOUSNESS, SECURITY and a GREAT LOCATION - this one MUST BE SEEN!** FOR YOUR CONVENIENCE, The Jacqui Walker Sells Team is standing by right now to answer your questions. Feel free to text, call or message us night and day. **SEE NOW!\*\*\*USEFUL INFO** courtesy of The Jacqui Walker Sells Team:- Recent General Rates and Charges: \$1103.57 net 1/2 yr- Recent Water Infrastructure Charge: \$314.60 net 1/2 yr + consumption- Local Government Area: Toowoomba Regional Council- Body Corp: \$640 net per quarter- State School Zone: Middle Ridge State Primary, P-6; Centenary Heights State High, 7-12- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.