

**6 Carnamah Street, Cambooya, Qld 4358**



**Sold House**

Monday, 8 January 2024

6 Carnamah Street, Cambooya, Qld 4358

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 796 m2**

**Type: House**



Jacqui Walker  
0746386100



Harsha Kumarasinghe  
0423672332

**\$580,000**

THIS IMMACULATELY PRESENTED Family Home with MODERN FEATURES and MANY EXTRAS - located only 1.9Km to Cambooya State School - is presented by Harsha Kumarasinghe for The Jacqui Walker Sells Team. WHO'S WHO?- Currently tenanted at \$550 per week until April 2024- Settle now, earn income and move April 2024 WELCOME - NOW YOU'VE ARRIVED:- Step through a modern and welcoming front entry-way::: Wood look laminate flooring throughout ::: Modern and neutral tones throughout::: Light and airy with comfort and family practicality in mind- Large separate Formal Lounge / Media Room / possible 5th bedroom::: Can be closed off for enjoying those movie marathon weekends::: Air-conditioned and with a ceiling fan for year round comfort- Fantastic modern kitchen::: Stainless steel electric appliances::: Dishwasher::: Double sink with pull down vegetable sprayer::: Under sink water filtration system::: Walk-in Pantry- Generous Open Plan Family / Dining rooms::: Ceiling fan::: Seamless transition from the indoors to the outdoors via stackable glass sliding doors::: Bonus STUDY NOOK- Separated from the living areas are 4 bedrooms, all with built-in robes and ceiling fans::: Master Bedroom with air conditioning ::: Walk-in Robe::: Ensuite with oversized shower, vanity and toilet::: One other bedroom also has a BONUS air-conditioner- Master Bathroom::: Large bathtub for that luxurious soak::: Separate Shower::: Large vanity with an extended bench top::: Separate toilet- Double remote lock up garage with internal access for all weather convenience OUTSIDE DISCOVER:- Set on a flat 796 Sq Mtr Allotment - The IMMACULATE presentation- Brick and Colorbond home- Easy care front gardens and double side access- Large undercover alfresco area::: With lights, ceiling fan and power::: Perfect for those weekend BBQs - Neat as a pin and easy to maintain front and rear yards- Fully-fenced rear yard- Side access with plenty of room to store your caravan or trailer, or both!- A dedicated space for your fire pit - 6m x 6m POWERED DOUBLE SHED- Additional garden shed - There's a WATER SOFTENER system fitted to the house - Solar panels- And a SOLAR hot water system- 2 x water tanks INVEST OR NEST SCENARIOS: An exceptional investment opportunity awaits you with this stunning property, which is currently rented until April 2024. This presents an ideal scenario for an investor looking for a secure income stream or for a buyer who has the flexibility to wait until the existing tenant vacates the premises. Don't miss out on this unique chance to acquire a property that offers both immediate rental income and future occupancy options. SO WHAT'S NEARBY?- 1.3Km to Cambooya Recreation Reserve- 1.8Km to Cambooya Store and Newsagency- 1.9Km to Cambooya State Primary School- 14.69Km to Highlands Christian College- 24.6Km to Toowoomba CBD NIGHT AND DAY, we're standing by for your call, SMS or online inquiry. The Jacqui Walker Sells Team is standing by to help you make the most sensational move. INSPECT NOW! \*\*\*USEFUL INFO courtesy of The Jacqui Walker Sells Team:- Recent General Rates and Charges: \$\$1,006.07 net 1/2 yr- Recent Water Infrastructure Charge: \$314.60 net 1/2 yr + consumption- Local Government Area: Toowoomba Regional Council- State School Zone: Cambooya State Primary School (Years P-6); Harristown State High School (Years 7-12)- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.