

# 6 Erica Court, Wilsonton Heights, Qld 4350



## Sold House

Friday, 27 October 2023

6 Erica Court, Wilsonton Heights, Qld 4350

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 681 m2

Type: House



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**\$515,000**

- 3 good sized carpeted bedrooms, each fitted with built-in robes, main bedroom with ceiling fan- Generous carpeted lounge room fitted with ceiling fan - Quality stylish kitchen, centrally located and equipped with electric cooktop, electric wall oven, rangehood and dishwasher, plus also featuring 2 bowl sink, plenty of bench space and cupboards and breakfast bar - Dining area adjacent to the kitchen - Additional rumpus room with ceiling fan, perfect for the teenagers retreat or family movie nights - Modern family bathroom home to both a separate bath and shower plus good sized vanity - Great laundry with plenty of storage including built-in bench and cupboards - Security screens fitted to doors and windows - Solar system and panels- Lovely and inviting front gardens - Expansive covered outdoor entertainment area - Garden shed - Privacy fenced backyard with plenty of room for the kids and pets to play- 681m2 allotment - High clearance detached double carport plus powered 2 bay shed- Rent appraised at \$500 per weekDiscover the perfect blend of modern living and prime location at 6 Erica Court, Wilsonton Heights. Tucked away in a peaceful cul-de-sac, this property offers an array of amenities within easy reach, making it an ideal choice for families and those seeking a relaxed lifestyle.This well-maintained residence boasts three spacious carpeted bedrooms, each thoughtfully fitted with built-in robes, with the main bedroom benefiting from a ceiling fan. The generous carpeted lounge room, complete with its own ceiling fan, provides a welcoming space for relaxation and entertainment.The heart of the home is the stylish kitchen, centrally located for convenience. It features quality appliances including an electric cooktop, electric wall oven, rangehood, and dishwasher. With ample bench space, cupboards, and a convenient breakfast bar, this kitchen is a delight for home cooks. Adjacent to the kitchen is a comfortable dining area, perfect for family meals.For added versatility, this property offers an additional rumpus room equipped with a ceiling fan. Whether it's a teenager's retreat or family movie nights, this space has you covered.The modern family bathroom features both a separate bath and shower, along with a good-sized vanity. A well-appointed laundry includes plenty of storage with built-in benches and cupboards. Security screens are fitted to doors and windows for your peace of mind.Solar panels and a solar system provide energy efficiency, helping to reduce utility costs. The lovely and inviting front gardens welcome you home, while the expansive covered outdoor entertainment area is an ideal place to unwind or host gatherings.The property includes a garden shed and offers a privacy-fenced backyard with ample room for children and pets to play. A detached double carport with high clearance plus a powered double bay shed ensures convenient parking for vehicles.Conveniently located within walking distance to St. Andrews Hospital, Wilsonton State High School & Primary School, Wilsonton Shopping Centre, and Rockville Park, this home offers unparalleled convenience. Additionally, it's just a short drive to Toowoomba's city centreSituating on a generous 681m2 allotment, 6 Erica Court, Wilsonton Heights, represents a fantastic opportunity for modern family living in a highly sought-after location. Don't miss your chance to make this house your home.General rates: currently \$1,463.54 net per half yearWater rates: currently \$314.95 net per half year plus consumptionPrimary school state catchment: Wilsonton State SchoolHigh school state catchment: Wilsonton State High School