

6 Eton Street, Cambooya, Qld 4358



House For Sale

Saturday, 11 May 2024

6 Eton Street, Cambooya, Qld 4358

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 1141 m2

Type: House



Jacqui Walker
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Jeromy Wainwright
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Offers Over \$449,000

FRESHLY PAINTED OUTSIDE, Jacqui Walker presents THE MOST CHARMING, CHARACTER-FILLED COTTAGE with the UPSIZED SHED you want, set on more than a QUARTER-ACRE in lovely, affordable Cambooya. I SAID: 'Lovely Cottage and the Extra-Large Shed you've been waiting for !! 'LOVINGLY PRESENTED, discover:- A few steps lead to a welcoming Landing- Lovely enclosed Entry, filled with natural light- The Lounge Room is SPACIOUS:: With reverse-cycle AIR Conditioning:: Ceiling fan:: Enchanting joinery- This leads to the charming Dining Room:: Graced by beautiful POLISHED TIMBER FLOORS:: Light, bright and airy- Classic Country Vibes and Space defines the LARGE KITCHEN:: In very good condition:: Polished timber floors:: Attractive stainless-steel upright Oven and electric stove:: Double sink:: Pantry:: Ample benches and cupboards- 3 Bedrooms:: Main Bedroom with reverse-cycle AIR Conditioning:: Bedroom 2:: Bedroom 3::: Accessed via Main Bedroom, is this your ENSUITE or dream Walk-In Robe conversion?- Bonus STUDY / Nursery Room , 2m x 1.9m- The Bathroom is freshly presented, with a shower over bathtub, a vanity and tiled walls- Laundry Zone- This leads to private Toilet- The Home is approx. 127 Sq Mtrs under the roofline- In addition, head down several steps to the attached, large, covered ENTERTAINING AREA OUTSIDE is all about Living:- Alert, Alert: FRESHLY PAINTED OUTSIDE- Charming COTTAGE Street Appeal- Lovely Gates- Gardens to delight your eyes and all your senses- Value-adding SOLAR PANELS to the home's roof- 1,141 sq mtr allotment:: That's MORE than a QUARTER-ACRE:: South-facing aspect to street / median-strip:: Fully-fenced:: Level:: Endless room for the trampoline, and for kids and pets to play- Right-side Driveway leads to Large DOUBLE CARPORT- Left-side additional EXTRA-WIDE GATES lead to the MASSIVE XL SHED, 9m x 7m:: Wow, with 3 roller doors ... 1 extra-high:: High clearance:: It's quite the Mancave, currently setup with a bar and workshop:: Also an additional steel awning with concrete floor, 9m x 4m- Large Double Carport:: Semi-enclosed:: With easy access inside thru the Entertaining Area- The COVERED AND CONCRETED Entertaining Area is generously sized at 8.5m x 7.4m- 2 Rainwater Tanks- Vege Patch- Septic system- Bottled gas hot water system- The home is timber on stumps, with the timber then cladded:: Recently FRESHLY PAINTED outsideWHAT'S NEARBY?- Announcing: construction has just begun on a PHARMACY and RETAIL SHOPS development :: Next to the FAMILY MEDICAL CENTRE, just 370 Metres away:: That'll be so handy!- 700m to Cambooya Primary School- 750m to Licensed Post Office- 800m to General Store and Newsagency- 850m to Cambooya Memorial Park- And connection is EASY to New England Highway / Twba via Cambooya Connection Rd:: 17 minutes to Kmart at Toowoomba Plaza:: 19 minutes to Harristown High School' EXTERNALLY FRESHLY PAINTED, this Cottage is absolutely stunning and beautifully presented! ' says Jacqui Walker. YOU'VE HAPPENED upon happiness here, so make this YOURS TODAY. TO HELP YOU DO THAT, we're available right now to answer your questions. Immediate Inspection is available, SO SEE! ***HANDY INFO courtesy of The Jacqui Walker Sells Team:- Real Property Description: Lot 14 on Registered Plan 13847- Recent General Rates: \$785.46 net 1/2 yr- Recent Water Access: \$239.17 gross 1/2 yr + use- Local Government Area: Toowoomba Regional Council- Built: Late 1940's approx- Orientation to Street: South- State School Zone: Cambooya Primary, P-6; Harristown High, 7-12- Disclaimer: All care taken, however you're encouraged to independently verify all figures and indications.