

6 Maplewood Drive, Darling Heights, Qld 4350

House For Sale

Monday, 11 December 2023



6 Maplewood Drive, Darling Heights, Qld 4350

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 746 m2

Type: House



Jacqui Walker
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Offers From \$549,000

LOCATED 900 METRES TO THE UNIVERSITY - and framed by established, private gardens with 3 CAR ACCOMMODATION - Jacqui Walker invites you to move your Family to this Handy Home. It's handy to sporting ovals ... it's handy to schools and the University ... it's handy to parks ... and it's handy to shops! OR, INVESTOR ALERT: We forecast accelerated Capital Growth here. Here's 7 Reasons Why: 1) The higher rental demand of the University-area location 2) Our opinion of weekly market rental worth is \$550.00 per week:: That's a 5.2% gross rent return annually, based on the Offers Over Price 3) 2 Living Areas 4) Added comfort of DUCTED AIR 5) 2 expansive Outdoor Zones 6) Ensuite 7) 3 Car Accommodation DEEP-DIVE INSIDE:- Front Porch leads to Formal Entry- Value-adding DUCTED AIR throughout this home- Formal Lounge Room with ceiling fan, lovely brick feature wall, and fireplace- Light-filled open-plan Family and Dining Room:: North-west aspect- Master Bedroom:: With 2 built-in robes framing the ENSUITE with shower, toilet and vanity:: Privately positioned away from the remaining Bedrooms:: The added comfort of DUCTED AIR and ceiling fan- Total of 3 Bedrooms:: All Bedrooms with DUCTED AIR - Original Kitchen:: Stove and rangehood:: Electric oven:: Ample benches and cupboards- Main Bathroom with bathtub, shower and vanity- Private main Toilet- Laundry Room with bench and designated space for 2 appliances- Carport attached to home- Drive-thru to detached DOUBLE GARAGE:: Total THREE CAR Accommodation OUTSIDE discover:- 746 Sq Mtr Allotment, south-east to street- Established Gardens add privacy to the front yard- Security Screens for added peace-of-mind- Expansive covered Outdoor Entertaining Area - This flows to attached CARPORT:: With DRIVE-THRU ACCESS to a detached DOUBLE GARAGE- Upsized, lovely paved COURTYARD to the lovely NORTH-EAST side of this home:: 9.5m x 6.2m- Backyard fencing consists of sturdy brick pillar elements SO WHAT'S NEARBY?- 260 metres to Darling Heights Primary School- 360 metres beautiful Birch Court Park:: With easy walkway to USQ- 900m drive to USQ- 1.0km to Japanese Gardens- 1.3km to fuel and convenience at 7-Eleven- 1.5km to Westridge Shops- 2.4km to Kearneys Spring Reserve / Sport Ovals- 2.5km to Kmart at Toowoomba Plaza- 2.9km to Highlands Christian College- 3.2km to Harristown High School- 5.5km to Grand Central Shopping Centre IN THE VALUE-ADDING and very handy UNIVERSITY PRECINCT, with space for 3 Cars and the comfort of DUCTED AIR, all that's left to do is SEE NOW. TO MAKE THAT HAPPEN, we're available right now to answer your questions or to book your inspection. SEE QUICKLY! ***** HELPFUL INFO courtesy of The Jacqui Walker Sells Team:- Recent General Rates and Charges: \$1,376.72 gross 1/2 yr- Recent Water Infrastructure Charge: \$315.29 net 1/2 yr + consumption- Local Government Area: Toowoomba Regional Council- Real Property Description: Lot 23 on Registered Plan 176736- Orientation-to-Street: South-East- State School Zone: Darling Heights Primary, P-6; Harristown State High, 7-12- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.