

# 61 Squire Street, Toolooa, Qld 4680

## Sold House

Sunday, 13 August 2023



61 Squire Street, Toolooa, Qld 4680

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 616 m2**

**Type: House**

**\$240,000**

Treat yourself to stress-free living or an exceptional investment opportunity with this low-maintenance property located in the Gladstone region, backing onto crown land that presents a peaceful leafy surround. Inside, you'll find three good-sized bedrooms that promise restful nights and sweet dreams, plus a combined lounge, dining and kitchen zone that offers a spot for seamless entertaining with gloss-finished polished floors reflecting all the natural light streaming inside. The home's heart beats in the kitchen, which boasts an upright stove, ample storage and generous fridge space. The bathroom has everything you need to unwind and rejuvenate after a long day with a shower over the bath, while laundry leads seamlessly to the backyard, ensuring effortless convenience. Nestled on an expansive, fully enclosed block – the property offers ample front and rear yard space, boasting a single carport with side access, plus a spacious garden shed for the green-fingered soul to store their gardening tools. Potential to build a generous verandah at the back of the home to enjoy the bushland setting. At a glance:- Three good sized bedrooms, includes ceiling fans, one with near new split system air-conditioner and cupboard space- Polished timber flooring throughout the home- Spacious, tidy kitchen with electric stove, plenty of cupboards and generous fridge space- Open plan living and dining with near new split system air-conditioner- Bathroom offers shower over bath, vanity and separate toilet- Separate laundry with access door to backyard and clothesline- Fully fenced yard, plenty of room to build shed or pool- STCA- Great sized electric hot water system with potential to be connected to solar- Set on a flat 616m<sup>2</sup> block backing onto bushland- Council rates approx \$3200 per annum- Rental estimate is \$ 370 to \$390 per week Located just minutes from local schools, shops and public transport, this home offers a perfect balance of privacy and convenience. This property will not last long on the market. Don't delay contact Donnella today to book your inspection. \*\*Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property\*\*