

7 Haldon Street, Greenmount, Qld 4359



Sold House

Thursday, 17 August 2023

7 Haldon Street, Greenmount, Qld 4359

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 4 m2

Type: House



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\$795,000

SET ON MORE THAN TEN ACRES, this COUNTRY HOME oozing with OLD WORLD CHARM and a GRANNY FLAT - located only a short 110m walk to Greenmount State Primary School - is presented by Jeromy Wainwright and Jacqui Walker for The Jacqui Walker Sells Team. WELCOME to 'Valle Vue'. Now step inside and DISCOVER:- Upon entry into the main home, you are greeted by the gorgeous polished timber flooring and central hallway- This STUNNING home features 3 large bedrooms ::: All with reverse cycle air-conditioning for year round comfort::: All with built-in robes- The main bedroom and 2nd bedroom have CLASSIC FRENCH DOORS inviting you out onto the relaxing verandah, perfect for enjoying that morning cuppa whilst taking in that picturesque rural view - Well designed, near new large eat in kitchen ::: Gas stove & electric oven::: Large pantry::: Bonus - working ANTIQUE Dover wood stove, really adding to that old world charm- Open plan living areas with reverse cycle air-conditioning - Updated family bathroom is complete with a beautiful CLAW FOOT BATH- This lovely family home includes::: Timber blinds::: Rewired electricals::: Full insulation in the roof and floors- Undercover is a fully enclosed entertainment area at rear with a separate rumpus/games room approximately 6m x 4m- Low maintenance with steel adjustable stumps THEN check-out the GRANNY FLAT:- Fully self-contained Unit / Granny Flat, built in 2009- Featuring a large air-conditioned lounge room with panoramic rural views - Double bedroom with built-in robe - Kitchenette and dining area - Bathroom with vanity, walk-in shower & toilet- Adorned by a 10m x 2m covered deck OUTSIDE DISCOVER:- Set on 10.55 Acres, that's 4.27 Hectars- 3 bay undercover parking/shed- Fully landscaped gardens - Timber pergola and undercover seating area - Large secure chook-yard with lockable and secure garden shed - Timber cattle yards and loading ramp- Upgraded septic system- Town water connected - The 3 PH electric bore with pump app 300 GPH can supply 2 stock troughs and house yard, please note not currently in use- 3000 gallon poly tank on house with electric pump servicing the kitchen- Stock proof currently running horses- House yard fenced off on a secure, dog-friendly acre- Two bitumen road frontages - The property is elevated on the eastern side, providing excellent views over the township and the surrounding rural countryside- Walking distance to the general post office, hotel and primary school INVESTOR QUICK-GLANCE:- Currently earning \$540.00 per week until 25/06/2024- Current gross rent return of 3.52% p.a. based on Offers Over price- At next renewal, our opinion of market worth is \$575.00 per week- This would result in a gross rent return of 3.76% p.a. based on Offers Over price- Rates and Water outgoings are provided far below SO WHAT'S NEARBY?- 110m to Greenmount State Primary School- 350m to Bicentennial Park- 500m to the local General Store- 18Km to Clifton State High School- 24.4Km to Toowoomba Plaza- 28.1Km to Toowoomba CBD 'VALLE VUE' is waiting just for you. IT'LL BE LOVE AT FIRST SIGHT. 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: \$1,047.69 gross 1/2 yr- Recent Water Infrastructure Charge: \$314.60 net 1/2 yr + consumption- Local Government Area: Toowoomba Regional Council- State School Zone: Greenmount State Primary, P-6; Clifton State High, 7-12- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.