

# 8 Geoffrey Street, Mount Lofty, Qld 4350

## House For Sale

Wednesday, 17 April 2024

8 Geoffrey Street, Mount Lofty, Qld 4350

Bedrooms: 6

Bathrooms: 2

Parkings: 2

Area: 817 m2

Type: House



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## Auction May 4th

Introducing 8 Geoffrey Street – A charming two-storey home in Mount Lofty, just a leisurely stroll to trendy cafes, fine dining, and boutique shopping. Situated in the sought-after Toowoomba East Primary School catchment zone, this property presents an unbeatable opportunity for a comfortable and sophisticated lifestyle. As you step onto the front porch, you're greeted by a welcoming ambiance that sets the tone for what lies inside. The home itself offers: - Six bedrooms, three on each level, with ceiling fans ensuring year-round comfort. \*Please note, the three bedrooms on the lower level are just 80mm below the legal height. \*- All bedrooms are well-lit and ventilated, designed with windows for natural light- Two bathrooms, conveniently located on each floor.- Double lock up shed with side access (6x9m), built-in shelving and insulated with cool light panels for comfort all year round- Upstairs features a high-end kitchen, while downstairs offers a kitchenette for added convenience. - Large rumpus/media room downstairs (2.4m ceiling) - Front veranda with North/East aspect, perfect for your morning coffee- Rear timber deck with views over the treetops of East Toowoomba- Polished timber floors throughout - Reverse cycle air-conditioning in the main living space and downstairs rumpus offering year-round comfort - The property has two established garden beds and boasts a mini orchard with a mulberry tree, peach, apricot, plum, lemon myrtle, kaffir lime and bay leaf trees\* Rates: \$1,815.44 per half year\* Currently tenanted on a periodic lease at \$650 per week. Please note photos provided were taken prior to the tenancy. The kitchen exudes both style and functionality with its elegant stone benches and top-notch Bosch appliances. Designed for convenience, it offers abundant storage options, primarily through large, soft-close drawers that effortlessly accommodate your essentials. Sunlight floods the main family area, filtering through expansive glass doors that lead to both the front and rear decks. This seamless integration of indoor and outdoor spaces enhances the open living concept, ideal for hosting family gatherings. Entertainment is a delight with a spacious rumpus/media room downstairs, featuring a comfortable 2.4-meter ceiling height. For outdoor enthusiasts, the front veranda with a North/East aspect is perfect for enjoying your morning coffee, while the rear timber deck offers picturesque views of East Toowoomba's tree-lined landscape. Mount Lofty has been a well-kept secret among locals, known for its leafy surroundings and ideal for raising a family. Now, its appeal has spread nationwide, making properties like this highly sought after. To arrange an inspection please contact matt Hawkins on 0423 120 232 or send your enquiries to [matt.hawkins@ngurealestate.com.au](mailto:matt.hawkins@ngurealestate.com.au).