

8 Samuel Court, Darling Heights, Qld 4350

House For Sale

Wednesday, 15 May 2024



8 Samuel Court, Darling Heights, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 703 m2

Type: House



Jacqui Walker
0746386100



Harsha Kumarasinghe
0746386169

\$695,000

' BE QUICK to Discover this Fabulous Family Home featuring a favourite 4/2/2 floorplan! ' says Jacqui Walker - only 950m to the University and even nearer to the lovely dog-friendly Thiess Park, just 550m away. THE STREET APPEAL is warm and welcoming. You've arrived! Notice the:- Flourishing front tree- Cul-de-sac position- Gently rising steps and lovely tiered landscaping STEP INSIDE, discover the:- Porch leads to light-filled, airy Entry Area- Formal Lounge Room ::: With ceiling fan- The Kitchen is the heart of this home::: Stainless-steel DISHWASHER::: Stainless-steel Oven::: Induction electric stove::: Pantry::: Microwave recess::: Double-sink::: Space for a large fridge / freezer::: All the cupboards you could need::: Ample bench space OVERLOOKS the fabulous indoor and outdoor CASUAL LIVING ZONES- Casual Family and Dining Room::: Reverse-cycle AIR conditioning::: This space enjoys the whole day's lovely northern sun::: Lovely and light, very airy::: This leads to the lovely Entertaining Area TIME TO REST and rejuvenate:- Master Bedroom::: Reverse-cycle AIR conditioning::: UPDATED ENSUITE with IXL heat-light, contemporary floor-to-ceiling tiles, vogue vanity and mirror, shower and toilet::: Spacious WALK-IN ROBE- 4 Bedrooms total::: Ceiling fans to 3 of 4 Bedrooms::: Master with reverse-cycle AIR conditioning- Main Bathroom with bathtub, vanity, shower and IXL heat-light- Private Main Toilet- Laundry Room with washtub, appliance space, and handy shelves::: Easy access outside makes sun-drying a breeze- Handy Linen / Storage Cupboard- Easy arrival home via DOUBLE GARAGE with internal access::: Also a handy slip door to the backyard- Approx 175 Sq Mtrs under roofline OUTSIDE DISCOVER:- 703 Sq Mtr allotment::: Fenced backyard- Cul-de-sac position- West orientation to street- Tiered, landscaped, nicely retained allotment- Fenced backyard- Solar system SO WHAT'S NEARBY?- 550m to dog-friendly Thiess Park- Intelligently positioned 950 metres to USQ- 1.2km to Oval at Ernest Peak Park- 1.4km to Darling Heights Primary School- 1.9km to Woolworths at Drayton Shopping Centre- 3.6km to Harristown High School- 6.1km to Grand Central Shopping Centre CUL-DE-SAC POSITION, tick! LOVELY STREET APPEAL, tick! FAMILY FAVOURITE 4/2/2 FLOORPLAN with bonus walk-in-robe, tick! This one's the one. TO ANSWER YOUR QUESTIONS or to arrange your inspection, The Jacqui Walker Sells Team is available right now to answer your questions. Feel free to text, call or message us night and day. SPRINT SWIFTLY TO SEE! ***HANDY INFO with compliments of The Jacqui Walker Sells Team:- Integrity: Some objects have been digitally removed from some images. In the process of doing so, the brightness and contrast of remaining elements in photos may have been affected. Prospective Buyers and Buyer's Agents should make their own observations at an in-person inspection.- Built approx. 1994- Recent General Rates and Charges: \$1,266.15 net 1/2 yr- Recent Water Infrastructure Charge: \$315.29 net 1/2 yr + consumption- Local Government Area: Toowoomba Regional Council- Real Property Description: Lot 36 on Survey Plan 162619- State School Zone: Darling Heights Primary, P-6; Harristown High, 7-12- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.