

# 86 Bridge St, East Toowoomba, Qld 4350

## House For Sale

Wednesday, 6 December 2023



86 Bridge St, East Toowoomba, Qld 4350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1236 m2**

**Type: House**



Bryan Gray

## EOI By 20th December 2023 5pm - if not Sold prior

Here is a unique opportunity to own your piece of East Toowoomba with this classic fully renovated Queenslander, with its own piece of local history. Perfectly located in Toowoomba's premiere suburb with close proximity to Schools, Cafes and within walking Distance to Queens Park. This beautifully renovated 4 bedroom, 2 bathroom, 4 car + pool home sits on a massive 1,236m<sup>2</sup> block (3 blocks over 2 titles) and is a masterful blend of modern meeting tradition, with ample nods to the original aspects of this 1911 built gem; including the towering 12 foot ceilings, particularly the stunning decorative ornate plaster ceilings that greet you at the entrance and flows through into the massive living area adorned with elegant chandeliers, large bay window with coloured glass, fireplace and mantle. The owners have kept the VJ walls, sash windows and lead/colour glass that filter throughout the home in a fusion of old and new. The remainder of the home has undergone significant and well-designed lay-out changes to maximise the functionality of the floorplan. The king-sized main bedroom has been relocated to include a stunning brand new ensuite with bath, walk-in shower, his and hers vanity, toilet, and a 'WOW' of a walk-in-robe with custom cabinetry. The remaining 3 king-sized bedrooms all contain built-in cupboards and ceiling fans. There are 2 North-facing bedrooms that have French doors that open to the front verandah, and 1 of those bedrooms with its own walk-in-robe. All 3 bedrooms are serviced by the brand-new main bathroom with separate bath, shower and single vanity, plus a clever separate powder room with toilet and vanity. Not to be outdone, the new Shaker cupboard kitchen is perfect for entertaining with its proximity to the dining area and massive covered outdoor deck. This well-appointed kitchen has ample storage and prep area, 900mm gas cooktop and oven PLUS large walk-in pantry. Outside The rear deck has been extended and now incorporates a 'Plungie' Max pool (6m x 3m), with Heat Pump, in-built outdoor kitchen with plumbing and bar fridge and serviced by a 3rd toilet. The covered deck itself has beautiful views to the south-west and the addition of heaters allows for year-round use. Keeping in theme, the outside has undergone some significant and equally well thought out changes, with the driveway changing from the East side the West, affording a vast increase in turfed area. The yard has been recently landscaped with new turf, paths, gardens, fencing and driveway. At the rear of the property is an open double car carport plus additional under house vehicle accommodation for 2 cars. Under the house allows for additional all-weather storage. This property is being sold via Expressions of Interest (EOI) that must be submitted by 5pm Wednesday 20th December 2023, if not sold prior. Please contact Bryan Gray on 0414 568 936 or [bryan@picketfenceproperties.com.au](mailto:bryan@picketfenceproperties.com.au) for Inspection times or to arrange a private inspection. Other Features:· Solar hot water· Natural gas· Air-conditioned dining/living/family areas· Fully fenced· New floor throughout Education:· Fairholme College 1.2km· Toowoomba Anglican School 1.6km· Mater Dei Primary School 1.4km· Toowoomba East State School 1.0km· Toowoomba Grammar School 1.8km· Toowoomba State High School 1.1km NBN Fibre to the Premise (FTTP) - Connected Rates (approx.) General \$2,100 (½ year approx.) Water \$350.00 (½ Year approx.) - connection Year Built 1911 Qld State Library Article about the sale of the original Lilley Estate [click here](#) Property Code: 64