

# 9/442 Hume Street, Middle Ridge, Qld 4350



## Sold Unit

Friday, 22 March 2024

9/442 Hume Street, Middle Ridge, Qld 4350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1737 m2**

**Type: Unit**



Ian O'Donnell

**\$600,000**

Too Late ... it's GONE! Many disappointed Buyers ... More Listings Wanted!!! Another one SOLD by Ian O'Donnell \* 0409 348 238' Offers OVER \$548,000' The perfect blend of contemporary architectural style, modern decor & finish, and a super-convenient location. Nestled right at the back of this superb complex, is a lowset, 'house-size' Villa - a super-generous 187sqm floorplan (particularly for an extended family) in the best serviced location in Toowoomba. VACANT, and ready to move in! ALL-ON-ONE-LEVEL: Superb, large kitchen with expansive Caesar stone bench tops & loads of cupboards, ceramic cooktop, wall oven & dishwasher. Separate Meals & Living areas that spill to a sundrenched under roof outdoor terrace (north facing). Good size courtyard and secure privacy fencing. Master Bedroom with Walk-in robe & Ensuite PLUS a separate private north-facing under roof patio. Two other generous size bedrooms with roomy built-ins, with private bathroom (bath & separate shower) PLUS direct access to an east facing patio. Reverse cycle air-conditioning in family area and all bedrooms have ceiling fans. There is a computer/charging station. Separate laundry with direct access to the outside drying station. Remote DOUBLE REMOTE garage with internal access. LOCATION: Absolutely super, AAA+ PRIME Middle Ridge position. Right opposite 'The Ridge Shopping Centre' ... short walk to Woolworths, Aldi, Coles, Kmart, Harvey Norman, many Big Box retailers & multiples of speciality stores. Middle Ridge & Nell E. Robinson Parks, a variety of restaurants, 7 Springs Medical Centre, Middle Ridge Primary & Martin Luther College & Childcare and the iconic Southern Hotel. The City Centre is just a 6-minute drive. Bus stop opposite on Hume Street. This is a Six Start location!!! Procrastination is your enemy! Giddy up ... "A brilliant address, and a home you'd be proud to CALL YOUR OWN ..." Rarely do Home Units of this calibre become available in this highly sought-after location. Be super quick to secure a home with serious upside value-growth potential. RENTABILITY: Toowoomba has a massive shortage of quality rental accommodation. A TownHome of this calibre is highly sought-after. Currently vacant - very good long-term tenant has just moved. Rent Appraisal available now at \$545 - \$575/week - please ask for a copy. RATES & BODY CORPORATE: General Rates:  $\$1,103.57$  nett/half year =  $\$2,207.14$  nett pa. Water Access:  $\$314.29$  nett/week =  $\$630.58$  nett pa. Body Corp Fees:  $\$40.00$  nett/week =  $\$2,100$  nett pa Full Body Corporate Disclosure Statement available. Offer to Purchase forms available upon request. \*\*\* Also Note: It is my policy not to photograph occupants' furniture and belongings. Some images may have digital furniture placed to assist you in working out the workable dimensions of rooms for your furniture placement.