

95 Curzon Street, East Toowoomba, Qld 4350

ecology

House For Sale

Thursday, 30 May 2024

95 Curzon Street, East Toowoomba, Qld 4350

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 604 m2

Type: House



Matthew De Maid
0422135756



Tom Fuller
0419945866

Price Guide Between \$580,000 - \$610,000

DWELLING:In neat overall condition; this home boasts the charm of yesteryear, with a multitude of options available to adapt it to the needs of a modern family. Including original chamfer board construction, with the original silky oak windows & trims adorning the front areas of the home, it's not hard to envisage this home with some fresh life breathed into it. Polished timber flooring extends throughout the home and the kitchen & bathroom are both serviceable, having been updated at some point.**GARDEN:**A key component of this property, is it's 604m² allotment with enviable two street access. Fronting Curzon Street with side access to the single detached garage - there's also rear yard vehicular access via double gates from Cedar Street. The block has gentle fall from the front to the rear, and there's established privacy planting down each side - offering a degree of separation from the neighbours.**LOCATION:**A closely held community largely consisting of couples & families, East Toowoomba residents enjoy tree-lined streets and an abundance of lifestyle benefits. Amongst the biggest draw cards is its offering of superb schooling, cafes & parklands and easy access to the CBD. This home is no different, with St Vincent's Private Hospital & medical precinct located just 290m away and Toowoomba Grammar School just 650m away. The Range Shopping Centre is also accessible in just two minutes by car, or nine minutes on foot.**Extra features...**Traditional brick fireplaceOriginal timber trims, doors & polished flooringServiceable kitchen with good storage & freestanding cookerReverse cycle split system air conditioningMorning sun filled front sunroom, on the north-east corner of the homeNBN Connected (Fibre to the premises)Currently tenanted: Periodic term (month to month) at \$405 per week, tenant happy to stay on if the buyer elects.**Disclaimer:** Whilst every care is taken to ensure the accuracy of the information contained in this marketing, Ecology Property will not be held accountable for any errors. All interested parties should complete their own research before making a decision to purchase.