

97 Curzon Street, East Toowoomba, Qld 4350

ecology

House For Sale

Thursday, 30 May 2024

97 Curzon Street, East Toowoomba, Qld 4350

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 604 m2

Type: House



Matthew De Maid
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Tom Fuller
0419945866

Price Guide Between \$730,000 - \$760,000

DWELLING:A flexible design with up to four bedrooms (or three if you'd prefer one more living space), that's been tastefully refreshed to suit a growing family who wants to enjoy the perks of living in such a reputable location. The recently updated kitchen with new appliances is located the centre of the home and services the nearby living spaces. Polished timber flooring runs through the home, with art deco ornamental plaster and light fittings adding a hint of nostalgia. **GARDEN:**Sited on a comfortable 604m² allotment; with side access on the southern side to the oversize single garage, this allotment is a practical size for the location. Large enough to enjoy, but manageable enough to leave time to appreciate the perks of living in East Toowoomba. A raised garden area at the rear of the allotment would make a great vegetable or flower patch. Out the front there's a mature feature tree that provides privacy to the facade, while a quality front fence adds to the usability & privacy of the front yard. **LOCATION:**East Toowoomba is as good as it gets for Toowoomba suburbs and it's not hard to see why. A short walk will see you at the beautiful Queens Park, a variety of high-quality schooling and if making your own breakfast doesn't sound appealing; there's reputable cafés sprinkled all through the suburb. East Toowoomba offers the best of convenience & quality to its occupiers. **Extra features...**Front sunroom, east side of the residence Art deco style light fittings & some ornate ceiling plasterwork Refreshed kitchen with modern appliances, dishwasher & stone sink Refreshed ensuite on main bedroom with shower & small bath Split system reverse cycle air conditioning system Large laundry at the rear with additional storage Extra length single garage, traditional timber construction NBN Connected (Fibre to the premises) Currently tenanted: Fixed term (ending 25/11/2024) at \$650 per week **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.