

**105 Mort Street, Toowoomba City, Qld 4350**



**House For Sale**

Friday, 5 July 2024

105 Mort Street, Toowoomba City, Qld 4350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 605 m2**

**Type: House**



Dan James  
0746884488



Dylan Ready  
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## Auction

Welcome to 105 Mort Street, a spacious 3-bedroom house, centrally located in Toowoomba City. This family home is ideal for investors, young families, or anyone looking for a cosy and comfortable living space in the heart of Toowoomba. Walking up the front porch, you'll be greeted by the large sunroom, perfect for setup as a home office, children's play area, or comfortable reading nook. Next to the sunroom is the large living room with adjoining dining room, creating an expansive space for family gatherings. There's plenty of natural light flooding in through the large windows, and decorative ceiling trims for that added touch of character. The kitchen is spacious and well-equipped, with ample storage space and room for a dishwasher. Home chefs will also delight in the fact that this home comes with a gas cooktop. The main bathroom is simple and functional. Moving onto the bedrooms, you'll find three comfortable and well-sized rooms, all with built-in wardrobes. The master bedroom is particularly spacious, and has its own, large ensuite, offering privacy and convenience. The home is filled with character, featuring high ceilings, interesting cupboards, and VJ panelled walls for that classic Queenslander charm. Outside, there's an undercover carport and a shed, providing added storage space, or a place to peacefully work on projects. The backyard is fully fenced, providing a safe and secure space for children and pets to play. Situated upon 605m<sup>2</sup>, there's room for a pool, garden, or any other landscaping desired to make this property truly your own. The location of 105 Mort Street is unbeatable. You'll be within walking distance of Toowoomba City's main attractions, including Queens Park, Grand Central Shopping Centre, and The Empire theatre. Commuters will be pleased to know the property is a mere 900-metre walk from Toowoomba Train Station. There are also plenty of cafes, restaurants, and schools in the area, making it a convenient and desirable place to live. This property is within the catchment for Toowoomba North State School and Toowoomba State High School. It's also located an 8-minute drive from Toowoomba Grammar School, and just 7-minutes from St Saviour's Primary School. Currently rented at \$480 per week, the home offers ample opportunities for savvy buyers. Purchase and renovate, move in and enjoy the convenient location, or add the home to your investment portfolio. If you're looking for a charming home in an unbeatable location, then look no further than 105 Mort Street. Offers prior to auction are encouraged as this property MUST be sold! Buyer inspection reports will be available upon enquiry.

Internal features:

- Master bedroom with large ensuite
- Multiple living areas
- Sunroom that could double as a study or playroom
- High ceilings
- VJ panelling
- Spacious bedrooms

Currently rented for \$480 per week

External features:

- 605m<sup>2</sup>
- Fully fenced backyard with low maintenance landscaping
- Undercover carport
- Convenient shed for hobbies and storage
- Centrally located
- Close to a number of schools, cafes, and restaurants
- 4 minutes drive from Queens Park

Rates: Approximately \$1,138.80 per half year  
Water Access: Approximately \$315.29 per half year

**AUCTION DETAILS:** 23rd July 2024 from 6.00pm  
Ray White Toowoomba, 580 Ruthven Street

Can't attend in person? Watch the auction online!  
<https://raywhitetowoomba.com/watch-our-auctions-live>