

# 113 Bridge Street, Mount Lofty, Qld 4350



## House For Sale

Friday, 12 July 2024

113 Bridge Street, Mount Lofty, Qld 4350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1351 m2**

**Type: House**



Matt Hawkins

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## Auction

Auction Location: Onsite Welcome to 113 Bridge Street - A property presented with absolute, crystal-clear instructions, be sold by the 3rd of August! Nestled on a spacious 1,351m<sup>2</sup> block and ideally positioned near Toowoomba's CBD. This prime location offers easy access to local cafes, some of our city's favourite schools and parks, all while enjoying the tranquility of Mount Lofty living. This Californian Bungalow Style home is screaming for someone to put their final touches to it, surrounded by multi-million-dollar properties, your ceiling for improvement is sky high. An opportunity like this simply does not present itself often! The home itself offers:- Three spacious bedrooms- One bathroom fitted with shower over bath- Office or walk in robe to the master bedroom- Enormous East facing sunroom with private access- North facing, fully enclosed rear entertaining- Solar panels - 3,000L water tank - 3m high ceilings to majority of the house with captivating ceiling roses throughout - Polished timber floors throughout- Large shed storage at the rear, currently accessed via an easement on the neighboring property\* Rates: \$1,924.88 per half year\* Rental appraisal: \$520-550 per week The kitchen sits to the rear of the home, ideally positioned between the dining space and rear entertaining. The kitchen boasts a freestanding 900mm oven with a 5-burner cooktop as well as an old slow combustion stove, a dishwasher and plenty of bench space. Outside, you are met with a spacious fully enclosed sunken outdoor entertaining area, landscaped yard, large shed storage which is currently accessed via an easement on the neighboring property. Whilst there is no direct access to the block from the road, a drive way can be constructed on the Western boundary where the stair case is currently. This is of course subject to council approval. This home will be sold on or before the 3rd of August. Do not miss out! For more information, please contact Matt Hawkins on 0423 120 232 or [matt.hawkins@ngurealestate.com.au](mailto:matt.hawkins@ngurealestate.com.au)