

**12 Carlton St, North Toowoomba, QLD, 4350**



**House For Sale**

Friday, 16 August 2024

12 Carlton St, North Toowoomba, QLD, 4350

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 3**

**Type: House**



Elliot Scholefield

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## CHARACTER HOME WITH DUAL SELF CONTAINED STUDIOS

### The Feel

Welcome to this charming character home, where cosiness and warmth greet you at every turn. Just a short stroll from town and Queens Park, this inviting residence offers the perfect blend of classic charm and modern convenience. An added bonus is the dual self-contained studio, providing an excellent opportunity for additional income. Accessible via a rear laneway, it's a versatile space perfect for guests or rental potential. Enjoy the best of both worlds in this homely retreat, ideally located in a sought-after area.

### The Features

#### Main Residence

- 3 bedrooms – Main with ensuite, walk through robe & reverse cycle aircon
- Main living generous in size & open plan
- Formal lounge area/ second living with northern aspect & ornate ceilings
- Modern kitchen with double wall oven & gas cook top
- Main bathroom – Shower over bath with feature tap fittings
- Large, covered entertainers' deck
- Terrace space to extend entertaining & fire pit use
- Double semi enclosed garage - Oversized in height & length

#### Self Contained Studios

- Both studios' fully contained with kitchenette sink & cooking facilities
- Both Studios have full bathroom & toilet facilities
- Both are air-conditioned
- Shared clothes washing facilities & garage car parking option for one of the studios

Rent appraised \$290-\$300 each per week

RealWay Property Partners is proud to present 12 Carlton Street, North Toowoomba to the market. For more information or to arrange a private inspection, please call Elliot Scholefield on 0415 458 874.