

214 Ruthven Street, North Toowoomba, Qld 4350



House For Sale

Tuesday, 2 July 2024

214 Ruthven Street, North Toowoomba, Qld 4350

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 771 m2

Type: House



Jacqui Walker
0746386100



Harsha Kumarasinghe
0746386169

Offers From \$749,000

METICULOUSLY PRESENTED, very beautiful, and beyond charming, get set to fall in love with 'Westwood Cottage' - proudly presented by Jacqui Walker! 'IMMACULATELY landscaped gardens welcome you,' says Jacqui, 'Graced by a lovely, private picket fence. Westwood Cottage is absolutely beautiful ... I love it here!' 'ON ARRIVAL, step on to the lovely FRONT DECK. Very pretty and oozing with character, this space captures a lovely view over the fenced, PRIVATE front garden. STEPPING INSIDE, your heart will melt. A set of inviting French doors open upon polished wooden floors. At first glimpse of the spectacularly presented FORMAL LOUNGE ROOM, notice the ornate ceilings, which reveal this home's rich character. The warm potbelly stove heater promises cosy evenings - while shutters framing the front windows add CLASSIC ELEGANCE! JUST imagine curling up with a good book bathed in the warmth of the potbelly stove heater!' says Jacqui. NEXT, charm extends to the LARGE EAT-IN KITCHEN. Spacious, inviting and very neat, the Chef in you will appreciate the large fridge recess. Your feet will be up sooner, because the DISHWASHER makes clean-up a breeze. A built-in microwave recess adds convenience, and drawers, cupboards and attractive cabinetry keeps everything organised! 'SIMPLY PERFECT!' exclaims Jacqui. 'This charming kitchen is ideal whipping up-meals, and the spacious eat-in functionality promises sublime moments of shared laughter!' 'WE GO NOW to the heart of this Home: THE MOST MAGNIFICENT ATRIUM bathed in light. SOARING CATHEDRAL CEILINGS will inspire your days and delight your senses, further enhanced by the IDEAL EAST ASPECT with north corner advantage. Additionally, the wood-heater warms this space, and the entire home, creating the most perfect atmosphere here at the home you've worked hard for!' 'TOTALLY SENSATIONAL, this is where you'll do most of your living. I just love the natural daylight, and the special sense of openness,' says Jacqui. DEEPER-DIVE INSIDE:- Handy Office Room- Never wait! There's a total of 3 Toilets, yes, THREE TOILETS- Family-sized Laundry ::: Wrap-around folding bench::: Recess for Washing Machine::: Allocation for Dryer overhead::: Washtub::: You're certainly not space-challenged here ... there's space for a 2nd fridge; built-in overhead cupboards; and a handy shelf FOR REST AND REJUVENATION:- Total of 3 Bedrooms::: Ornate ceilings to LARGE MASTER SUITE::: With STUNNING NEW ENSUITE ... grey tiling, vanity, shower and toilet::: Bedroom 2 with built-in robe and ceiling fan::: Bedroom 3 also with built-in robe and ceiling fan- Designed for ROYALTY, unwind in the Main Bathroom with majestic CORNER SPA::: Also separate shower, vanity, toilet and useful cupboard OUTSIDE DISCOVER:- The soaring, enclosed Atrium leads to the attractive COVERED ENTERTAINING AREA- This overlooks the beautiful leafy rear yard::: FLOURISHING GARDENS everywhere you look are a cultivation of love- 771 Sq Mtr FULLY-FENCED Allotment- Laundry-day will never feel like a chore ... 'The pond and stepping stones to the clothesline feels like a magical wonderland' says Jacqui- Detached, upsized 3-bay GARAGE, 9m x 7.6m in the south-east corner of the allotment::: The Driveway runs along the north-side of the home, and continues thru a 2nd set of gates well in to the backyard- Lovely gardens to the hidden south-side of the home, too!- 12 SOLAR PANELS to the roof- And of course, the private, flourishing front yard, which you read about earlier SO WHAT'S NEARBY?- 260m to Willowburn Park- 350m to Bunnings- 1.1km to CBD / Sports Club- 1.2km to Northpoint Shopping Centre- 1.2km to Bowls Club- 1.5km to Grand Central Shopping Centre- 1.7km to Downlands College- 2.3km to Harlaxton Primary School- 2.5km to Toowoomba State High School JUST 1.5km to the City's major shopping centre, this inner-city fringe property is very well located - and history shows your slice of 771 Sq Mtrs this close the CBD will likely only increase in value fast. ADD the immaculate period embellishments and spectacular presentation, and the result is this sensational sanctuary which MANY WILL WANT! 'HOWEVER ONLY ONE BUYER will be able to make it their own!' says Jacqui. TO HELP MAKE SURE THAT'S YOU, The Jacqui Walker Sells Team is listening out for your call, text message or inquiry. We are available 7 days per week - including evenings. Feel welcome to visit at the upcoming Open Home or to request your Private Inspection. INSPECT FAST! ***USEFUL INTEL courtesy of The Jacqui Walker Sells Team:- Allotment Size: 771 Sq Mtrs- Dwelling Size: approx 205 Sq Mtrs total, including Covered Entertaining Area::: This total does not include the 9m x 7.6m shed - Completely refreshed, probably originally built in the early 1940's- Orientation to Street: West- Recent General Rates and Charges: \$1,321.96 net 1/2 yr- Water Infrastructure Charge: Generally \$315.29 net 1/2 yr + consumption- Local Government Area: Toowoomba Regional Council- Real Property Description: Lot 15 on Registered Plan 16593- State School Zone: Harlaxton Primary, P-6; Toowoomba State High, 7-12- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.