

22 Eton Street, East Toowoomba, Qld 4350



House For Sale

Wednesday, 3 July 2024

22 Eton Street, East Toowoomba, Qld 4350

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 647 m2

Type: House



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Offers Over \$589,000

- 3 good sized bedrooms, each fitted with built-in robes and ceiling fans - Front sunlit sunroom with polished timber flooring - Spacious lounge room complete with reverse-cycle air conditioning and timber look flooring - Spacious modern kitchen equipped with electric cooktop, electric oven, rangehood and dishwasher, plus single bowl sink, plenty of bench space and cupboards and large breakfast bar - Renovated family bathroom home to both a separate bath and shower, plus vanity - Charming character features including VJ walls, picture rails and high ceilings - Rear covered timber deck overlooking the large backyard - Fully fenced yard, set on a good sized 647m² allotment - Single detached garage - Two street access - Rent appraised at \$540 - \$560 per week

Welcome to 22 Eton Street in East Toowoomba, a delightful character home that promises to appeal to both home buyers and investors alike. This well-maintained property, situated in a highly sought-after location is an ideal choice for families looking for a convenient lifestyle and a lucrative investment for those aiming to attract tenants. The home features three good-sized bedrooms, each fitted with built-in robes and ceiling fans, ensuring comfort and ample storage. The light-filled front enclosed sunroom, with its beautiful timber flooring, provides a warm and inviting space to relax. The spacious lounge room boasts reverse-cycle air conditioning and timber-style flooring, perfect for comfortable living all year round. The spacious modern kitchen is a highlight, equipped with an electric cooktop, electric oven, rangehood, and dishwasher. With plenty of bench space, cupboards, and a large breakfast bar, it is the heart of the home, ideal for both casual meals and entertaining. The renovated family bathroom features a separate bath and shower, plus a vanity, with a separate toilet for added convenience. Character features abound, including VJ walls, picture rails, and high ceilings, adding to the charm and appeal of this lovely home. The rear covered timber deck overlooks a large, fully fenced backyard, set on a generous 647m² allotment, perfect for outdoor activities and family gatherings. Two Street access via Thompson Lane provides additional convenience and adds to future development potential. Located in a prime city location, you can walk to the CBD and enjoy the convenience of leaving your car at home. With easy access from both Eton Street and Thompson Lane, this home is positioned in a fantastic street on the east side, making it a popular buying destination. The proximity to Queen's Park, cafés, restaurants, and schools ensures that this property will be in high demand. Investors - our property management team have recently appraised this home at \$540 - \$560 per week, subject to market conditions. 22 Eton Street is not just a home; it's a lifestyle choice. Whether you are looking to move in and enjoy the charm of East Toowoomba or seeking a solid investment opportunity, this property offers the best of both worlds. Don't miss out on this fabulous character home that combines location, potential, and immediate comfort. General rates: currently \$1,307.24 net per half year Water rates: currently \$314.95 net per half year plus consumption Primary school state catchment: Toowoomba East State School High school state catchment: Centenary Heights State High School