

22 Myrtleford Crescent, Cambooya, Qld 4358

House For Sale

Sunday, 23 June 2024



22 Myrtleford Crescent, Cambooya, Qld 4358

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 750 m2

Type: House



Damian Borger
0408083808



Louise Borger
0408083808

UNDER CONTRACT

If you are looking to own a modern home in a thriving country community only 20 minutes from Toowoomba...here is your opportunity! Sitting atop a 750 sqm block in the growing township of Cambooya, this single level 4-bedroom brick home is ideal for a family of any size or age. The home design is focused around a central living space that connects the kitchen, dining and lounge spaces directly to the outdoor entertaining area and backyard. An additional family room off this central space is perfect for a media room or private living space and also has access directly onto the outdoor entertaining area. This space and all bedrooms have brand new carpet, with tiles across the remainder of the home. The kitchen has a walk-in pantry with an abundance of storage, with overhead and under bench cupboards ensuring adequate storage is never in question. The kitchen has a dishwasher, with a double-door fridge freezer included in the sale. The master suite has a WIR and ensuite that offers an oversized shower, toilet and double-basin vanity. The main bathroom provides a full-sized bath and separate shower and is conveniently positioned between the remaining bedrooms and laundry. Cambooya offers the wonderful charm of a country lifestyle but is only a short drive from all the conveniences of Toowoomba. The home is ready to occupy as an owner occupant or would make an ideal, tenanted investment.

22 Myrtleford Crescent, Cambooya at a glance: * 750 sqm flat, rectangular and fully fenced block * Single level brick home with colorbond roof * 4 built-in bedrooms / main bathroom plus ensuite * 2 living spaces adjoining an outdoor entertainment area * 2 car garage with remote controlled panel-lift door * Reverse cycle air-conditioning to the central living space * Stone benchtops, walk-in pantry, dishwasher and fridge/freezer * 700m to the Cambooya SS and 1km to the famous, Bull and Barley Hotel * New garden shed on concrete slab * Rental Appraisal: \$530 - \$550 per week * Council Rates: \$1106.52 and Water Access: \$216.08 (net half year)