

# 28 Traminer Dr, Wilsonton Heights, QLD, 4350



## House For Sale

Wednesday, 14 August 2024

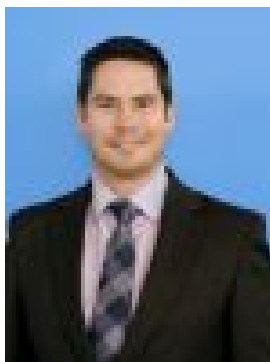
28 Traminer Dr, Wilsonton Heights, QLD, 4350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Joe Ryan

0400702685

## Picture Perfect ~ Nest or Invest!

Nestled in a quiet location this wonderful home will have you falling in love the moment you step through the front door. Neat as a pin with absolutely nothing left to do, this much-loved property offers space and versatility like no other in its class. The kitchen sits at the heart of the home and opens out into the dining room which adjoins a massive under-cover BBQ area - perfect for entertaining guests! It just feels like home the moment you walk in! This wonderful home is currently tenanted and makes for an ideal investment!

### Property Features:

- 3 spacious bedrooms - all with built in wardrobes.
- Updated kitchen complete with electric cooktop.
- Versatile bathroom featuring separate shower and bath.
- Separate dining off the kitchen.
- Large formal lounge complete with reverse cycle air conditioning and natural gas outlet.
- Huge undercover BBQ area at the rear!
- Separate toilet.
- Laundry with ample storage.
- Natural gas hot water system.
- Opportunity to add additional bedroom and ensuite for the astute renovators.
- Double carport.
- Single lock up garage with internal access.
- Fully fenced on 623m<sup>2</sup> with fantastic privacy!
- 6k/w solar power = LOW electricity bills!
- Garden sheds for additional storage.
- Small rainwater tank.
- Close proximity to the new Toowoomba Hospital, schools, shops, parkland and public transport.
- Currently tenanted at \$390/w. Lease expires in Jan 2025.

This wonderful property is priced to meet the residential market. Inspect today!

Contact Joe Ryan - 0400702685

[joe@myhousetoowoomba.com.au](mailto:joe@myhousetoowoomba.com.au)

☎️ [www.myhouserealtytoowoomba.com.au](http://www.myhouserealtytoowoomba.com.au)