

3 Rutkin Street, Kearneys Spring, Qld 4350



House For Sale

Wednesday, 10 July 2024

3 Rutkin Street, Kearneys Spring, Qld 4350

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 741 m2

Type: House



Jacqui Walker
0746386100

Offers From \$595,000

ANGLED NORTH-EAST TO PERFECTLY CAPTURE the morning sunrise and whole day's lovely passing north sun - and set in lovely Kearneys Spring only 220 metres to sprawling PARKLANDS - Jacqui Walker invites you to become the New Owner of this much-loved Home.'THIS WELL-POSITIONED Home is in original condition with great street appeal,' says Jacqui Walker. 'LOVINGLY HELD for years, it's time for the Owner say a fond goodbye to this lovely address and capture the next stage of living.'FAST FACTS:- 3 Bedrooms, 1 Bathroom, 1 Internal Garage- Approx 139 Sq Mtrs under the roofline, not including fabulous Covered Entertaining Area- Built approximately 1993- Owner Occupiers: selling VACANT- Investors: OPTION to fetch in the vicinity of \$550-\$575 per week here::: That's up to 5.02% gross rent return p.a., based on the Offers Over priceDEEP-DIVE:- Lovely arrival via deep Front Porch::: More peace-of-mind with 'Crimsafe' front door- Formal Entry- Spacious Formal Lounge Room::: Original carpets in very good condition- This flows to the MOST PERFECT NORTH-EAST FACING SUNROOM::: Delight your senses!::: Inspire your days!::: Imagine a lovely cuppa and good book here, overlooking the lovely front garden- Spacious Open-plan Family / Dining Room::: With REVERSE-CYCLE AIR CONDITIONING::: The excellently presented original carpets continue here- Very neat original Kitchen::: With UPDATED stainless-steel upright oven::: Rangehood::: Fridge space::: Pantry::: Single bowl sink::: Many cupboards and ample preparation space- 3 Bedrooms, each with built-in robes- Very neat original Bathroom::: Wide vanity, with double set of drawers, and a cupboard::: Bathtub::: Separate shower- Separate private Toilet- Laundry Room with washtub, appliance space, and space for an overhead dryer- Easy arrival home via Internal Single GarageOUTSIDE facts and fabulous features:- Set on a 741 Sq Mtr Allotment::: Fenced with side-access- East-facing to street- Enjoy the LARGE Covered Outdoor Entertaining Area- Graced by lovely Gardens, front and back- Rainwater Tank- Garden Shed WHAT'S NEARBY?- Lovely 220 metre stroll to peaceful walks along the creek & parklands of Lemway Avenue Park- 600m to Wagner Park- 1.1km to Kmart and Coles at Toowoomba Plaza- 1.5km to Aldi area / The Ridge Shopping Centre- 1.3km to Nell E. Robinson park & ovals- 1.6km to Darling Heights Primary School- 1.6km to University- 1.7km to Concordia College, Hume Street campus- 3.3km to Harristown High School- 4.0km to Toowoomba Hospital- 4.5km to CBD / Grand Central Shopping Centre / CBDWITH PERFECT NORTH-EAST ASPECT, and very good original presentation, opportunity knocks!24/7/365, The Jacqui Walker Sells Team is ready to answer your phone call, SMS or inquiry. IMMEDIATE INSPECTION INVITED, or we'll see you at the Open Home. In a premium park-area position, PERUSE PLUS PURSUE PRONTO!***HANDY INFO courtesy of The Jacqui Walker Sells Team:- Orientation-to-Street: East, with Dwelling ideally angled to north-east aspect- Recent General Rates and Charges: \$1,332.66 net 1/2 yr- Recent Water Infrastructure Charge: Generally \$315.29 net 1/2 yr + consumption- Local Government Area: Toowoomba Regional Council- Real Property Description: Lot 19 on Registered Plan 187994- Allotment Size: 741 Sq Mtrs- State School Zones: Darling Heights Primary, P-6; Harristown High, 7-12- Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.