

**47 Hume Street, North Toowoomba, QLD, 4350**



**House For Sale**

Friday, 30 August 2024

47 Hume Street, North Toowoomba, QLD, 4350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Elegance and grace will impress!**

This elegant character home resting on a commanding 1,176m<sup>2</sup> allotment is located in a leafy inner-city suburb and will capture your heart.

Across a generous single level, it has a well designed floor plan facilitating good separation and family friendly living, comprising four bedrooms, two bathrooms, modern kitchen, multiple living spaces, expansive covered rear deck with prized northern aspect, separate laundry, study nook and double lock up garage with additional workshop or home gym space.

Street appeal is outstanding - with a picket fence and electric gated entry, it is pleasing on the eye for any who pass by and internally it just gets better! High ceilings throughout, wood burning fireplace to formal lounge room with glorious, pressed metal ceilings, timber floorboards, ornate fretwork, stone benchtops to the kitchen, a seamless flow to the deck, together with multiple air conditioners and ceiling fans are just some of the many features that enhance comfort, value and appeal.

The outdoor deck is one of the home's absolute highlights - accessed from the kitchen/dining area, it offers masses of alfresco space for entertaining and relaxation. Externally the home has established gardens that are easy to maintain. In addition to the remote lock up garage, there is abundant onsite parking for visitors and a boat/caravan.

The city fringe location ensures the convenience of being within close proximity to everything that the inner city has to offer. Located within walking distance to Queens Park, local shops and restaurants and a short commute to some of Toowoomba's most renowned schools.

47 Hume Street is a residence that has timeless appeal in a most coveted location that anyone would be proud to call home. Make it yours.

- Multiple living areas for your family's enjoyment
- Lounge featuring pressed metal ceiling and fireplace
- Stylish kitchen with stone benchtops and ample storage
- 900mm smeg oven, 5 burner gas cooktop, dishwasher
- Island prep bench and plumbed fridge cavity
  
- Master suite incorporates ensuite and walk in robe
- All bedrooms include built in personal storage
- Family bathroom features shower and claw foot bath
- R/cycle air conditioning and ceiling fans throughout
- Selected security screens provide excellent ventilation
  
- Natural gas cooktop, heating points, hot water system
- Large covered rear deck with remote blind
- Fire pit area complete with wood fired pizza oven
- Double remote garage plus workshop/gym space
- Side access to substantial 1,176m<sup>2</sup> allotment

Rates: Approximately \$1,640.12 per half year

Water Access: Approximately \$315.29 per half year