

**5A Bernard Street, Newtown, Qld 4350**



**House For Sale**

Wednesday, 10 July 2024

5A Bernard Street, Newtown, Qld 4350

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 2**

**Area: 496 m2**

**Type: House**



Ben Liesch  
0400436802



Adam Herden  
0411560343

## Buyer interest above \$445,000

This lovely double gable, character cottage is situated in the highly sought-after suburb of Newtown. Set on an easily maintained 496m<sup>2</sup> allotment, the home boasts absolute charm and convenience in a desirable location. Only moments to The Queensland State Rose Garden, St Ursula's College, and a couple of minutes drive to the vibrant Toowoomba CBD. This is an unrivalled opportunity not to be missed and an absolute must on your inspection list! The one-bedroom plus sleepout, timber character home represents a great opportunity! Featuring a practical kitchen with plenty of storage, and a good sized combined living and dining room with VJ walls. A lovely east facing veranda capturing the sunrises in addition to the large west facing deck, taking advantage of those lovely Toowoomba sunsets! The bathroom boasts a shower over bath and a toilet. Step out into the backyard, and you will find the laundry with an additional toilet. The property is fully fenced, with a lovely white picket fence and hedges at the front, and a side gate allowing vehicular access to the large double shed at the rear! This would be a great opportunity for builders and renovators to work their magic and unlock the great potential of this lovely Newtown cottage! Features include but aren't limited to:

- Practical kitchen with ample storage
- Great sized combined living and dining room
- Family bathroom with shower over bath and toilet
- VJ walls throughout
- Low maintenance 496m<sup>2</sup> allotment
- Great location, close to everything
- Property is being sold with vacant possession

Don't delay an inspection on this fantastic cottage! For more information or to book your private inspection, contact Ben on 0400 436 802 or Adam on 0411 560 343. Rates: Approximately \$1180.96 per half year Water Access: Approximately \$315.29 per half year