

8 Gammie Street, Clifton, Qld 4361

House For Sale

Sunday, 23 June 2024

8 Gammie Street, Clifton, Qld 4361

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 809 m2

Type: House



Jules Coutts

INVITING OFFERS BY THURSDAY 11 JULY

Webster and Cavanagh Rural are proud to present 8 Gammie Street, Clifton and are inviting offers for this property to be submitted by 12:00pm on Thursday 11 July 2024. Embrace the charm and potential of this quintessential cottage-style home, located on a quiet street in a wonderful neighbourhood. This solid, older home offers an incredible opportunity for those looking to renovate at their leisure while enjoying the comforts of a ready-to-move-in residence. This home features three carpeted bedrooms with ceiling fans, providing comfort and space. The large rooms offer ample space for family gatherings, and the open kitchen and dining area creates an inviting atmosphere for meals and entertainment. The northern sunroom is perfect for basking in natural light and enjoying a peaceful retreat. The single bathroom includes a shower and a single basin. There are two fireplaces, currently closed off, waiting to be restored to their former warmth and charm. The extra-long single garage is ideal for parking or additional storage needs, complemented by a concreted driveway providing ample off-street parking. The fenced yard ensures a safe and secure environment for children and pets, while the established gardens add to the home's appeal. The electric hot water system and stove offer modern conveniences in a classic setting. With two rainwater tanks, one plumbed into the kitchen, this home promotes sustainability. The old greenhouse and outside laundry add to the property's character and functionality. This home boasts solid wooden stumping, ensuring a sturdy foundation.

SERVICES
Local Council: Toowoomba Regional Council
Rubbish Collection: Weekly rubbish collection
Mail Service: Daily mail delivery
Rates: \$729.62 net/half year
Water Rates: \$217.02 net/half year

Perfectly situated in a quiet street, this cottage-style home is ideal for those seeking a blend of immediate comfort and long-term potential. Don't miss the chance to make this charming property your own. For all enquiries or to arrange an inspection, please contact Jules Coutts 0428 258 294.

Disclaimer: Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.