

**2/247 Herries Street, Newtown, QLD, 4350**



**Unit For Sale**

Tuesday, 17 September 2024

2/247 Herries Street, Newtown, QLD, 4350

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Andrew Duncombe  
0419028058

## Modern and Convenient Unit in Newtown

### The Feel

Step into sleek sophistication with this modern unit, where clean lines and contemporary design create an atmosphere of effortless elegance. From the moment you step through the door, you'll be greeted by a sense of calm and clarity, thanks to the minimalist aesthetic and thoughtful layout. With every detail carefully curated for convenience and comfort, this home offers a seamless blend of style and functionality. Whether you're relaxing in the light filled living spaces, preparing a meal in the sleek kitchen, or unwinding in the private outdoor sanctuary, every moment spent here feels effortlessly chic. Welcome home to modern living at its finest.

Features included, but not limited to:

- Fully renovated, modern and functional kitchen with a sleek design, featuring a dishwasher, gas cooktop and fridge plumbing
- Light filled living and dining area with a new modern split system air conditioner and beautiful bay windows
- Statement internal staircase complete with extra storage underneath
- Spacious main bedroom complete with a fantastic city view out on the balcony giving a beautiful summer breeze as well as the split system air conditioner and ceiling fan, a walk in robe and thoughtfully designed elegant ensuite with a toilet and rain head shower
- Spacious second bedroom with built in robes, split system air conditioner and a ceiling fan
- Roomy main bathroom fully equipped with a shower over bath and a toilet
- Internal laundry with a third toilet and inclusive of a tumble dryer
- Instant gas hot water
- Fully fenced private backyard that is well maintained by body corporate
- Close proximity to the CBD, Clifford Gardens, Toowoomba Hospital and many other local amenities and park lands
- Property currently tenanted until May 2025 for \$450 per week
- Body Corporate: \$750 per quarter including lawn and garden maintenance

No open home Saturday 21st due to Carnival of Flowers Parade - first open home is Saturday 28th September at 9am. If you would like an earlier time please contact our team and we will do our best to accommodate.

The Andrew Duncombe Team are proud to present 2/247 Herries Street, Newtown to the market. For more information or to book an inspection please call the team on 0418 488 747.