

4/4B Herries St, East Toowoomba, QLD, 4350



Unit For Sale

Tuesday, 17 September 2024

4/4B Herries St, East Toowoomba, QLD, 4350

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



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Modern Elegance in Coveted East Toowoomba - Secure Townhouse Living at The Grange!

- Modern quality townhouse in great eastside location!

Downstairs:

- Spacious, light filled, tiled open plan layout boasting reverse cycle air-conditioning
- Modern quality kitchen equipped with quality appliances including gas cooktop and electric oven plus plenty of bench space and cupboards and breakfast bar

Upstairs:

- 2 generous bedrooms, each fitted with built-in robes and ceiling fans
- Main bedroom, featuring reverse cycle air-conditioning complete with walk-in robe
- Ensuites to both bedrooms featuring shower, vanity & toilet
- Study nook

Additional features:

- Front privacy fenced courtyard with grassed area
- Single lock-up garage
- Rent appraised at \$480- \$495 per week

Welcome to Unit 4, 4B Herries Street in East Toowoomba, where modern living meets prime location within the exclusive Grange Townhomes gated complex. Perfectly positioned in the highly sought-after East Toowoomba, this quality townhouse offers a blend of style, comfort, and security. Just a short stroll to the Range Shopping Centre and Eastville caf  s, and only minutes from St Vincent's Private Hospital and Toowoomba Grammar School, this residence promises a lifestyle of convenience and sophistication.

As you step inside, you're greeted by a spacious, light-filled open plan living area, featuring sleek tiled flooring and reverse cycle air-conditioning, perfect for year-round comfort. The modern kitchen is a chef's delight, equipped with a gas cooktop, electric oven, stylish cabinetry, and ample bench space, including a breakfast bar with wine bottle slots - an ideal space for both cooking and entertaining.

Double sliding doors open onto a private courtyard, a perfect retreat for outdoor dining or simply unwinding in the fresh air. The privacy-fenced courtyard includes a grassed area, enhancing the home's outdoor appeal.

Upstairs, two generous bedrooms await, each fitted with built-in robes and ceiling fans for comfort. The main bedroom stands out with its own reverse cycle air-conditioning, walk-in robe, and a private ensuite. The second bedroom also benefits from its own ensuite, ensuring luxury for both occupants. A study nook provides a quiet space for work or study.

Additional features include a single lock-up garage for secure parking, ensuring both convenience and peace of mind.

Investors - our property management team have recently appraised this home at \$480 - \$495 per week, subject to market conditions. Not only is it a beautiful home but also a smart investment.

Don't miss your chance to secure this modern townhouse in one of Toowoomba's most desirable locations - a perfect blend of elegance, security, and convenience.

Body Corporate Fees: Approx. \$816.25 per quarter

General rates: currently \$1,155.17 net per half year

Water rates: currently \$314.95 net per half year plus consumption

Primary school state catchment: Toowoomba East State School

High school state catchment: Centenary Heights State High School