

# 4/81 North Street, Harlaxton, Qld 4350

## Unit For Sale

Thursday, 9 May 2024

4/81 North Street, Harlaxton, Qld 4350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Grant Nissen



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## Offers Over \$399,000

Positioned at the rear of the complex with a north / east aspect, this low maintenance unit featuring three built in bedrooms strikes the perfect balance of livability and convenience. Located within easy walking distance to North Point Shopping Centre and local parkland. This private unit is sure to impress!

**At A Glance:**

- Galley style kitchen with dishwasher and new electric stove / oven
- Air conditioning to the open plan living
- Security screens to all windows and doors
- Internal access via the remote controlled single lock up garage
- Fully fence north facing yard with established hedges and gardens, perfect for pets
- Easy walking distance to shopping, schools and parkland and just minutes to the CBD

**Additional Information:**

- Cafes/Restaurants – The Royal Hotel, Blue Mountain Hotel & Seasons on Ruthven
- Lifestyle – Northpoint Shopping Centre, Northlands Shopping Centre, Heritage Oval, North Toowoomba Bowls Club & Toowoomba Velodrome
- State School Catchments – Harlaxton SS & Toowoomba SHS
- Nearby Private Schools – Downlands College, Holy Name Primary School & Sacred Heart Primary School
- Parklands – Dr Alex Horn Park, Martin Klein Park, Mount Lofty Park, Andrew Street Park & Boyce Gardens
- NBN – Fibre to the Premises (FTTP)
- Public Transport (Bus) – Harlaxton School Stop (on Ruthven Street - 300m from residence)
- General Rates (approx. net half year) – \$1,128.12
- Water Access ( approx. net half year) – \$315.29 (shared 25%); Consumption Share 25%
- Body Corp: \$580.55 gross per quarter
- Waste Service Day – Tuesday

**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.