



## 33 Hinkler Crescent, WILSONTON, QLD 4350

### Renovated Solid Brick Home Ready to Move In

Quietly positioned in an established pocket of Wilsonton, 33 Hinkler Crescent is a home that has been genuinely cared for and thoughtfully updated, offering a level of presentation that stands out in this price range.

From the street, the freshly painted roof and gutters, new fencing and tidy established gardens create an immediately welcoming first impression, one that reflects the attention to detail carried through to every corner of the home.

Inside, the kitchen has been completely transformed. Opened up to a free-flowing layout and anchored by a generous island bench, it's a space that now works the way a kitchen should, practical, social and central to how the home lives day to day.

The main bedroom continues the theme, finished with a tasteful feature wall and warm timber floorboards that give the room a quiet sense of character. The remaining bedrooms are well-sized and practical with built-in robes in bedroom two. The bathroom has also been tastefully updated to sit comfortably alongside the rest of the home's fresh presentation.

**TYPE:** For Sale

**INTERNET ID:** 300P101976

#### SALE DETAILS

**Interest Above  
\$719,000**

#### CONTACT DETAILS

**Elders Real Estate  
Toowoomba**  
202 Hume Street  
Toowoomba, QLD  
07 4633 6500

**Zac Turley**  
0477 300 121

Out the back, the full-length north-east facing pergola creates a covered entertaining space that earns its keep year-round. To the front, new fencing has enclosed a usable yard space, creating a safe and practical area that makes better use of the land, while the new retaining wall has further improved the way the full allotment works.

For those looking to downsize without compromise, the low-maintenance layout and quality presentation mean you can simply move in and enjoy. For first home buyers, it removes the stress and cost of renovating, allowing you to start building equity from day one. For investors, the combination of a tightly held suburb, quality presentation and broad tenant appeal makes this a straightforward and confident addition to any portfolio.

The sellers have put genuine work into this home, and it shows. With their next chapter now locked in, the time is right for a new owner to step in and enjoy everything this home has to offer. We look forward to welcoming you through.

#### Features You'll Appreciate:

- Fully renovated open plan kitchen with island bench, Smeg oven and cooktop, Miele dishwasher and Bellini rangehood.
- Generous storage throughout the kitchen with excellent bench space.
- Open plan dining and living area.
- Renovated bathroom with floor-to-ceiling tiles.
- Separate toilet with tiled floor.
- Master bedroom with feature wall, timber floorboards and built-in robes.
- Second and third bedrooms are carpeted, second bedroom also has built-in robe.
- Full-length north-east facing covered pergola.
- Enclosed front yard with heavy duty, security fencing and new retaining wall.
- Freshly painted roof and gutters with established gardens.
- Panasonic reverse cycle air-conditioning to the living area.
- Upgraded lighting with LED throughout.
- Solid brick construction on a 581m<sup>2</sup> allotment in a quiet, established street.

#### School Catchment:

- Prep to Year 6: Fairview State School.
- Year 7 to Year 12: Wilsonton State High School.

#### Rates & Details:

- General rates (Â½ yearly): \$1,479.31
- Water rates (Â½ yearly): \$397.27 + consumption.
- Local Government Area: Toowoomba Regional Council.
- Real Property Description: Lot 94 on Registered Plan 170738.

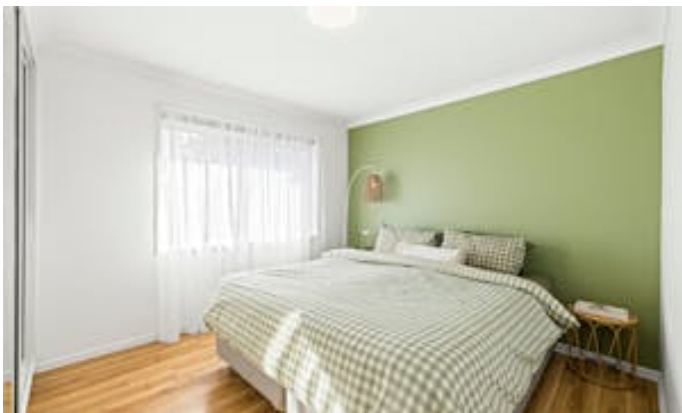
- Allotment Size: 581 m<sup>2</sup>

Advertising Disclaimer:

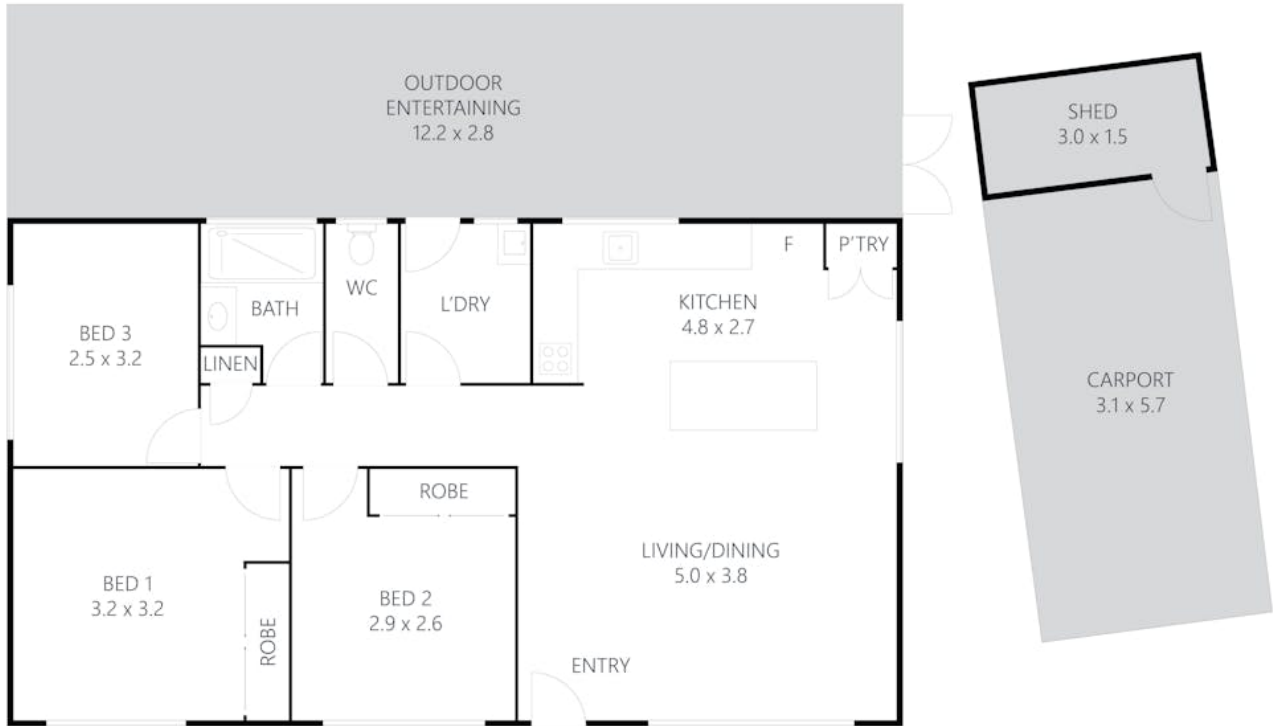
While we have taken care to ensure the information provided is accurate, we accept no responsibility for any errors, omissions or misstatements. Prospective purchasers are encouraged to make their own enquiries to verify the information contained herein.

Other features: Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 581.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport
- Floorboards







### 33 Hinkler Crescent, **Wilsonton**

Every effort was made to ensure the accuracy of this floor plan. However, all measurements in this floor plan are approximate and should only be used for representational purposes. This floor plan was produced by SK MEDIA



- 3
- 1
- 1

