



26 Station Street, WYREEMA, QLD 4352

An Immaculate Family Home in a great position on a big 1012m²

This beautifully kept and maintained lowset 3 bedroom brick home is situated in the quiet country village of Wyreema just 10 minutes out of Toowoomba. It is fitted with new carpets, window furnishings, and the home has a covered rear entertaining area that opens to the big level usable fully fence rear yard within the 1012 metre square allotment. There is vehicle access to the rear yard, making it ideal to put a large shed up in the backyard if you wish.

It is a great property to make your own home, or for the investor with high demand for a rental home such as this it would provide a good rental return. With nothing to do but move in and enjoy this home is ready and waiting for it's new owners to write the next chapter of its story.

The updated modern kitchen features a dishwasher, electric cook top and wall oven, rangehood, pantry, and plenty of bench and cupboard space. It adjoins the casual dining and living area, whilst the large formal lounge room features a big bay window in the front, and room for a formal dining table if you wish.

You'll be impressed by the three double size built in bedrooms each with ceiling fans, the master with a generous big ensuite, and built in robe. The family bathroom has a separate bath and shower with a separate toilet. The laundry conveniently opens to the under cover outdoor entertaining area.

TYPE: Sold

INTERNET ID: 300P107501

SALE DETAILS

Interest above
\$469,000 negotiable

CONTACT DETAILS

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

Murray Troy
0400 772 210

The fully fenced private big backyard does have vehicle side access and plenty of room to build a large shed. The attached single lockup garage has internal access, and it lends itself to be also used as a rumpus room or convert to a large fourth bedroom if required. The front driveway provides plenty of space to erect a matching double carport in front or to the side of the existing garage.

Wyreema is a very community orientated family friendly country town with a very good primary school within walking distance from this home, a convenience store, childcare centre, and big community park with playground and oval area. All just a short drive into the Drayton Woolworths, Bunnings, and a few more minutes into Toowoomba's CBD and all of the private and public primary and secondary schools, with school buses service from Wyreema into the Toowoomba School Network.

To book your inspection, please contact Murray on 0400 772 210 at Elders today to arrange your viewing of this home, or please feel free to come to a scheduled Open Home.

Rates:\$673.60 net 1/2 year

Water:\$314.59 net 1/2 year

Other features: Close to Schools, Close to Shops

- Land Area 1,012.00 square metre
- Bedrooms: 3
- Bathrooms: 2
- Single garage





FLOOR PLAN

This floor plan includes a Dining Room, Living area, Kitchen with a Pantry and Refrigerator, a Family Room, three Bedrooms (Bedroom 1, 2, and 3), a Bath with an Ensuite, a Laundry room, and a Garage. The plan also shows an Entry, a Porch, and several Robes. The layout is detailed with room names and furniture symbols.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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