



## 1/39 Anzac Avenue, NEWTOWN, QLD 4350

Light, Bright and Sizey!

Find your amazing haven "JUST" where you weren't looking â## right here! What a SURPRISE once inside with high raked ceilings giving a sense of space and plantation shutters letting in the light and views of life outside. Well kept, well maintained and beautifully presented, this unit MUST be considered one of the best available in the current market. Can this one be YOURS?

Proudly featuring:

- Security screened entry door and hallway
- Single lock-up garage with remote controlled roller door and storage cupboards - can be used as an extra sitting room
- Vinyl clip flooring for a modern touch in the living areas
- Bedroom near front entry, with three door built-in robe, ceiling fan and plantation shutters
- Cosy kitchen with renewed bench tops including breaky bar, upright electric stove and half-drawer dishwasher

**TYPE:** Sold

**INTERNET ID:** 300P109722

**SALE DETAILS**

**JUST Under Contract**

**CONTACT DETAILS**

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

**Justine Dill**  
0488025275

- Spacious and impressive open plan living-dining area with feature high raked ceiling, reverse cycle air-conditioner, ceiling fan, plantation shutters and glass slider doors to private paved outdoor courtyard
- Sizable main bedroom at the rear with triple door built-in robe, ceiling fan and plantation shutters
- Centrally located skylit bathroom with separate bath and shower. New tapware to shower and vanity
- Separate toilet with skylight
- Laundry opposite kitchen with storage cupboards and skylight
- Outdoor courtyard offers covered and open areas, small garden shed and private gate out to front garden of the complex
- Electric hot water system
- Compliant smoke alarms
- Security screens on all windows/doors
- General Rates - \$1061.88 net per half year
- Water Access Charge - \$314.95 net per half year plus usage

Seeking is now finding! This brilliant little secret could "JUST" be YOUR answer!

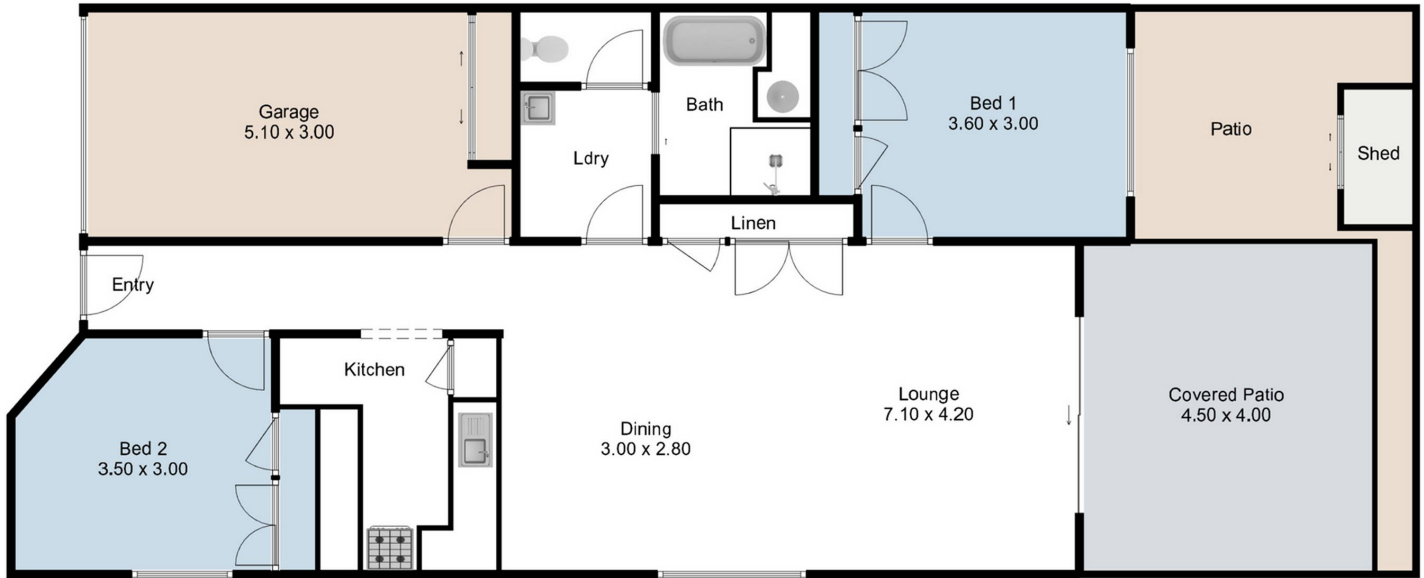
Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Heating, Toilet Facilities

- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1









**1/39 Anzac Avenue, Newtown**

This floor plan is not to scale. The areas, dimensions and layout are approximate. Therefore the plan should be viewed for illustrative purposes only. Bedrooms measured from wall to robe.

