



## 12 Lyness Court, WILSONTON HEIGHTS, QLD 4350

Spacious & Versatile Floorplan – with Office!

Brilliant 3 bedroom brick home with three large, separate living areas and an office! Even scope to create a 4th bedroom! Well built and presented this home will "JUST" surprise and delight you!

Proudly featuring:

- Patio and foyer entry to home
- Air-conditioned and carpeted formal lounge at front with doors to hallway
- Main bedroom to front with air-conditioning, ceiling fan, big WIR and fresh ensuite
- Flow through to main living and separate office with double doors
- Open plan kitchen and family living area with wood burner, gas heating point and glass slider to outdoors
- Kitchen with dishwasher, gas cook top, electric oven, double sink and views over rear yard

**TYPE:** Sold

**INTERNET ID:** 300P17439

**SALE DETAILS**

**JUST Under Contract**

**CONTACT DETAILS**

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

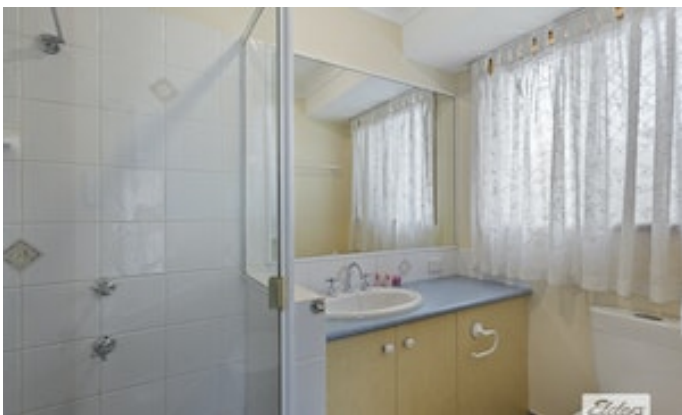
**Justine Dill**  
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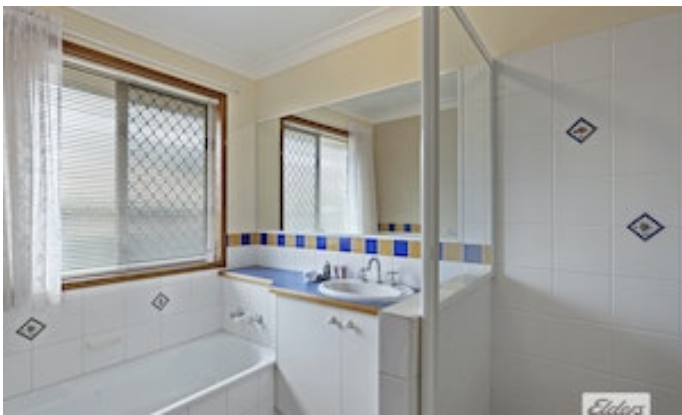
- EXTRA tiled living space with ceiling fan, gas point, great storage cupboard and glass slider to outdoor area. Great for formal dining, rumpus, craft or scope to create a 4th bedroom!
- Double lock-up garage with internal entry (remote controlled panel lift and external door to yard)
- Bedroom wing to rear
- Second bedroom with built-in robe and fan
- Third bedroom with built-in robe and fan
- Main bathroom with separate bath, shower and vanity
- Separate toilet
- Separate laundry with built-in cupboards and external access door
- Linen cupboard in hall
- Security screen doors and window locks all round
- Compliant smoke alarms
- Gas hot water system - natural gas
- Garden shed and side gates to house and rear yard
- Covered outdoor entertaining area
- Hill-top outlook and views over the town
- General rates \$1153.32 net per half year
- Water access charge \$314.95 net per half year plus usage
- Current rent appraisal is \$455-\$475/week

This is an excellent home offering extra spaces and options for living and using that others "JUST" don't have! You 'MUST look' at this one!

Other features: Area Views, Carpeted, City Views, Close to Schools, Close to Shops, Close to Transport, Heating

- Land Area 603.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Ensuite









**12 Lyness Court, Wilsonton Heights**

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

