



## 2/42 Hogg Street, ROCKVILLE, QLD 4350

Easy, Low Maintenance Living Opposite the New Toowoomba Hospital!

Located in a position primed for long term growth, this freestanding home offers far more space, comfort and modern appeal than many other entry level options in the immediate area and surrounds. Positioned directly opposite the new Baillie Henderson Hospital which is now under construction, and only minutes from St Andrew's Hospital and the Toowoomba CBD, the location alone puts it well ahead of typical first home or investment choices.

What sets this property apart is the combination of its modern layout, generous proportions and low maintenance design, features that are increasingly hard to find at this price point. It's the kind of home that works beautifully as a comfortable base while getting into the market for the next few years, and then transitions seamlessly into a reliable, set and forget investment thanks to its strong location fundamentals and proximity to major health infrastructure.

### Features You'll Love:

- Expected rental return: approximately \$600 per week.
- Renovated main bathroom with double vanity, bath, shower, toilet and skylight.

**TYPE:** For Sale

**INTERNET ID:** 300P182722

### SALE DETAILS

**Interest Above  
\$649,000**

### CONTACT DETAILS

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

**Zac Turley**  
0477 300 121

- Bathroom functions as a two way ensuite, accessible from the main bedroom and hallway.
- Modern kitchen with electric cooktop, oven, dishwasher and generous fridge space.
- Generous living room with Mitsubishi reverse cycle air conditioning.
- Three well sized carpeted bedrooms, each with built in wardrobes and air-conditioning.
- Fully fenced, low maintenance backyard backing onto Fair Street Park.
- Low maintenance rendered brick freestanding dwelling.
- Floating timber look floors throughout the living areas.
- Single remote lock up garage plus visitor park at the front.
- Haier reverse cycle air conditioning in the main bedroom.
- New 1.5m x 3m garden shed.

The property forms part of a very small two lot Community Titles Scheme, meaning both homes are completely freestanding and sit on their own land. There are no body corporate fees applicable, just a simple shared insurance policy for the small common area. Standard by laws apply, as with any two lot scheme, but day to day the property functions exactly like a standalone house.

Toowoomba continues to evolve as one of Australia's strongest inland cities, supported by major public and private investment. The new hospital rising at Baillie Henderson, ongoing works at the Charlton Sports Precinct, and the completed Second Range Crossing have strengthened the region's role as a health, transport and logistics hub. Upgrades to Wellcamp Airport's freight facilities, the redevelopment of Grand Central and the expanding Airport Industrial Park further highlight the city's long term growth trajectory and the confidence driving it.

The current owners have genuinely enjoyed the convenience and ease of living here, and while they're moving on to accommodate their growing family, they're leaving behind a home that's been well cared for and is ready for its next chapter. Don't miss your chance to secure this versatile property! Contact Zac today for further information, otherwise we look forward to welcoming you at the next open for inspection.

#### School Catchment:

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

#### Rates & Details:

- General rates (Â½ yearly): \$1,378.51
- Water rates (Â½ yearly): \$397.27
- Local Government Area: Toowoomba Regional Council.
- Real Property Description: Lot 2 on Survey Plan 217392.
- Dwelling Size: 142 m<sup>2</sup>\*
- Allotment Size: 250 m<sup>2</sup>\*

- Built in 2008\*

- \* = approximately.

#### Nearby Amenities:

- Baillie Henderson Hospital (across the road).
- Wilsonton Heights Early Learning Centre (2 minutes commute).
- St Andrew's Toowoomba Hospital (3 minutes commute).
- Wilsonton Shopping Centre (4 minutes commute).
- Northpoint Shopping Centre (4 minutes commute).
- Downlands College (5 minutes commute).
- Toowoomba CBA (10 minutes commute).

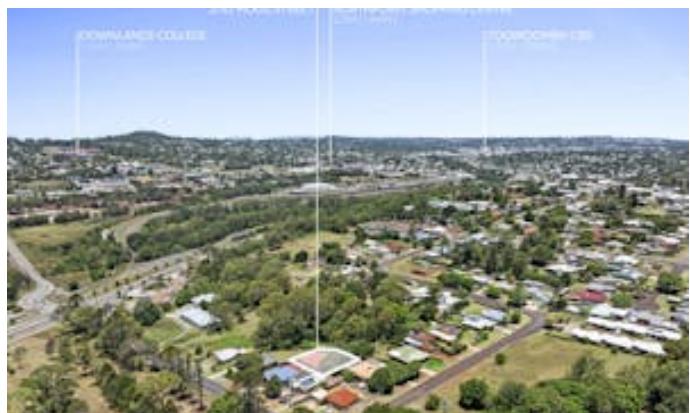
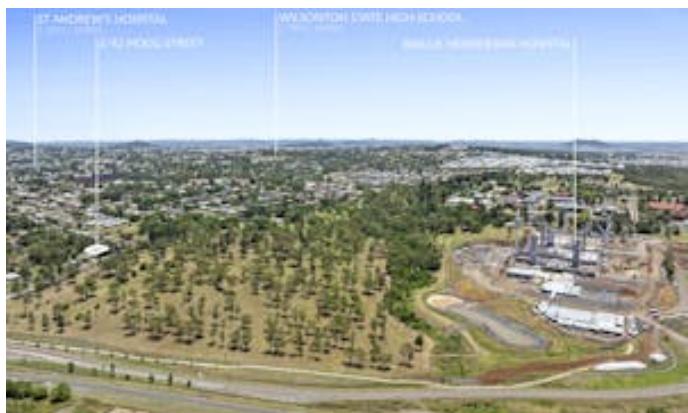
#### Advertising Disclaimer:

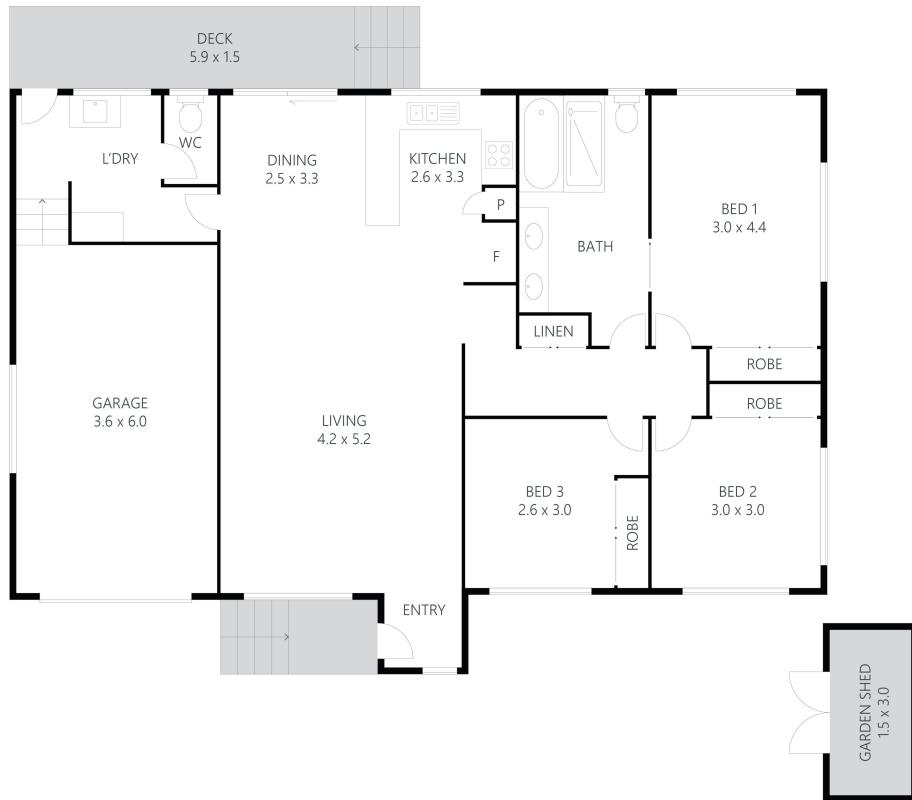
While we have taken great care to provide accurate information, we deny liability for any errors, omissions, inaccuracies or misstatements that may appear. Prospective purchasers are encouraged to independently verify all details before making any decisions.

Other features: Area Views, Car Parking - Surface, Carpeted, City Views, Close to Schools, Close to Shops

- Land Area 250.00 square metres
- Building Area: 142.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single garage







## 2/42 Hogg Street, Rockville

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**



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