



## 28 Clarice Street, HARRISTOWN, QLD 4350

### A Home That Grows with Your Family

Positioned in the heart of Harristown, 28 Clarice Street has been treasured by the same family since 1993, raising their children from young and creating a lifetime of memories within its walls. Now, as the sellers look to downsize, this exceptional dual-level home is ready to welcome its next chapter.

This is a home that grows with a family rather than asking them to compromise. Whether it's teenagers wanting a little more independence, grandparents staying for extended periods, or a young adult not quite ready to leave the nest, the layout offers genuine separation between levels while still feeling like one connected home.

Upstairs is bright and practical, built around a well-appointed kitchen and three good sized bedrooms that give everyone their own space, with the little everyday conveniences already taken care of.

The living area is the heart of this level, opening out to two separate decks, one with an eastern aspect and the other facing west, giving the family options for outdoor living depending on the time of day. A sunroom off the front and at the entry to this level, offers a quieter spot to retreat to. This level stays comfortable year-round without any extra thought required.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P186031

#### SALE DETAILS

Interest Above  
**\$849,000**

#### CONTACT DETAILS

**Elders Real Estate  
Toowoomba**

202 Hume Street  
Toowoomba, QLD  
07 4633 6500

**Zac Turley**  
0477 300 121

Downstairs is where this home sets itself apart, offering a genuine second living zone for movie nights, footy on a Friday, or simply giving the family room to spread out. It flows easily outdoors too, making the everyday shift from indoors to out feel effortless.

The lower level also suits those wanting a degree of independence within the home, with enough flexible space to comfortably function as its own zone and room to add further separation down the track if needed.

Outside, a powered shed offers excellent storage or workshop space, while a U-shaped driveway makes coming and going effortless, a small but genuinely appreciated convenience in a residential street. An established jacaranda tree anchors the backyard, a quiet reminder of the decades this family has called it home.

This is a home built around the way real families actually live, with space to grow into and room for everyone to find their own corner. For a family ready to write their own chapter at 28 Clarice Street, we look forward to welcoming you through.

#### Features You'll Appreciate:

- o Updated kitchen with electric cooktop, Miele oven and Miele dishwasher.
- o Skylight above the kitchen.
- o Three carpeted upstairs bedrooms with ceiling fans, including a master with built-in robe.
- o Separate toilet upstairs off the main bathroom.
- o Block-out electric roller shutters to all upstairs windows excluding one bedroom and one window.
- o Fujitsu inverter air-conditioning to the upstairs lounge.
- o Upstairs sunroom with northern aspect.
- o Two decks off the living area, eastern and western aspect.
- o Downstairs storage room under the stairs.
- o Study/storage room downstairs, ideal as a home office.
- o Additional utility room with Samsung cooling system, suited to a home theatre, gym or flexible use.
- o Massive downstairs walk-in linen cupboard.
- o Spacious downstairs laundry with bench space and kitchenette potential.
- o Built-in bar overlooking the games room, ideal as a second living space.
- o Potential to add a second bathroom downstairs.
- o Downstairs toilet.
- o Outdoor BBQ area off the games room.
- o Eufy camera system.
- o Powered 9m x 6m shed with remote garage doors and side access.
- o U-shaped driveway with easy in and out access.

- o Carport (3.9m x 6.6m).
- o Established jacaranda tree in the backyard.

School Catchment:

- o Prep to Year 6: Darling Heights State School.
- o Year 7 to Year 12: Harristown State High School.

Rates & Details:

- o General rates (Gross  $\hat{A}$ ½ yearly): \$1,505.15.
- o Water rates (Gross  $\hat{A}$ ½ yearly): \$397.27 + consumption.
- o Local Government Area: Toowoomba Regional Council.
- o Real Property Description: Lot 4 on RP113892.
- o Title Reference: 15025109.
- o Allotment Size: 721m $\hat{A}$ ².

Advertising Disclaimer:

While care has been taken to ensure the accuracy of figures, dimensions and other information provided, we accept no responsibility for any errors, omissions or misstatements. Prospective purchasers should make their own enquiries and obtain independent advice to verify all details contained herein.

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

- Land Area 721.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 2
- Single garage
- Single carport
- Floorboards









## 28 Clarice Street, Harristown

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

