



9 Lorraine Crescent, CENTENARY HEIGHTS, QLD 4350

Renovated Mid-Century Home in Tightly Held Centenary Heights Pocket

Thoughtfully renovated and grounded in mid-century modern design principles, this home delivers a rare combination of natural light, airflow and connection to the outdoors, positioned within one of Centenary Heights' most tightly held pockets.

Set on the doorstep of Middle Ridge and Rangeville, the location offers both lifestyle and convenience, with nearby parks, quality schools and multiple shopping options all within easy reach. The current owner was drawn to the home for its warm, inviting feel, along with the ability to enjoy a daily walk to nearby green spaces at Ballin Park and Amanda Drive Park down the road.

Architecturally considered, the home has been designed to work with the seasons. Winter sun filters through to warm the interiors, while in the warmer months, natural cross ventilation and the home's orientation allow for a consistent cooling breeze.

Tastefully renovated throughout, the home offers a level of finish that allows you to simply move in and enjoy from day one, an increasingly sought-after advantage as building costs and timelines continue to rise.

TYPE: For Sale

INTERNET ID: 300P186453

SALE DETAILS

**Interest Above
\$925,000**

CONTACT DETAILS

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Exposed brick, high ceilings and natural finishes create a warm, grounded feel, with a central fireplace anchoring the main living space and adding comfort through the cooler months.

The layout is practical and intuitive, flowing seamlessly between indoor and outdoor living. The north-facing backyard and entertaining area capture beautiful natural light, while the master suite enjoys its own private courtyard, offering a quiet and private retreat.

Outdoors, established citrus and cherry trees, a veggie patch and native gardens attract birdlife and enhance the sense of privacy, all while remaining low maintenance.

Everyday convenience is well covered, with Gabbinbar State School within walking distance, a range of quality schools nearby, and shopping options including High Street in Rangeville and The Ridge Shopping Centre close by. Positioned within the sought-after Centenary Heights State High School catchment, the location continues to hold strong long-term appeal.

Over the years, the home has also been selectively used for short-term accommodation, proving to be a consistently popular choice for guests, further highlighting its comfort and convenient position.

Constructed in double brick with ceiling insulation, the home offers year-round comfort and energy efficiency, reflecting a design style increasingly sought after for its focus on liveability and sustainability.

Homes of this calibre, combining thoughtful renovation, timeless design and a tightly held location, are becoming increasingly hard to find. We look forward to welcoming you through.

Features You'll Appreciate:

- Renovated throughout, move-in ready.
- Mid-century elements with exposed brick and high ceilings.
- Formal lounge with double-sided fireplace.
- Open plan kitchen, dining and living.
- North-facing yard with covered outdoor area.
- Kitchen with stone benchtops and 900mm SMEG oven, gas cooktop.
- Four built-in bedrooms.
- Master with walk-in robe, ensuite and private courtyard.
- Separate home office with NBN.
- Double brick construction with ceiling insulation.
- Reverse cycle air-conditioning in two bedrooms, and ceiling fans in all.
- Double lock-up garage with internal access.
- Established gardens with citrus, cherry trees and veggie patch.
- Fully fenced 630m² allotment.

School Catchment:

- Prep to Year 6: Gabbinbar State School.
- Year 7 to Year 12: Centenary Heights State High School.

Property Rates:

- General \hat{A} ½ yearly (gross): \$1,771.24
- Water access \hat{A} ½ yearly (gross): \$397.27 + consumption.

Additional Information:

- Local Government Area: Toowoomba Regional Council.
- Real Property Description: Lot 91 on Registered Plan 219228.
- Orientation to Street: East.
- Allotment Size: 630 m2.

Advertising Disclaimer:

While we have taken care to ensure the information provided is accurate, we accept no responsibility for any errors, omissions or misstatements. Prospective purchasers are encouraged to make their own enquiries to verify the information contained herein.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Heating, Openable Windows

- Land Area 630.00 square metres
- Building Area: 159.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Ensuite







