



20 Erin Street, WILSONTON, QLD 4350

PRIME OPPORTUNITY - WALK TO SHOPPING, EATERIES, MEDICAL, DENTAL, SCHOOLS & PARKS - 1012M² MAJOR CENTRE ZONING. NEST, INVEST OR DEVELOP!

20 Erin Street presents an extremely neat and tidy chamfer-on-brick home set on a generous 1012m² allotment with Major Centre Zoning, this property offers outstanding potential for future development, investment, or comfortable living right now.

Key Features:

- * 1012m² fully fenced, flat allotment
- * Charming timber chamfer-on-brick construction
- * Modernized kitchen with electric cooking, double fridge space & ample bench space
- * 3 extra-large bedrooms (2 with built-in robes)

TYPE: For Sale

INTERNET ID: 300P187320

SALE DETAILS

Offers Above \$759,000

CONTACT DETAILS

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

Sue Edwards
0437 377 988

- * Great-sized lounge with wood heater & near-new reverse cycle air conditioning
- * Updated family bathroom with separate toilet
- * Large front sunroom with plantation shutters for privacy & airflow
- * Convenient study - ideal for a home business
- * Private eastern-facing undercover deck with zip track blinds - perfect for morning coffee
- * Oversized double carport plus single lock-up garage
- * Practical outdoor laundry & two garden sheds
- * Low-maintenance yard with established fencing
- * Walk to Wilsonton Schools, Major Shopping Centre, Medical & Dental facilities, Childcare, Swim School, Sports Grounds & Parks, Restaurants and Eateries and much more.
- * Easy access to the Western Highway and Toowoomba Bypass for a convenient commute
- * Within a 5-minute drive to St Andrews Hospital, Toowoomba CBD & the Newley proposed Toowoomba Hospital & Toowoomba's city aerodrome and approx. 20-minute drive to Toowoomba Wellcamp Airport.
- * Current tenancy at \$550 per week until 9 April 2026 -48 Hours' Notice required for inspections.

Land Rates - Toowoomba Regional Council 1/2 year - Approx. \$1594

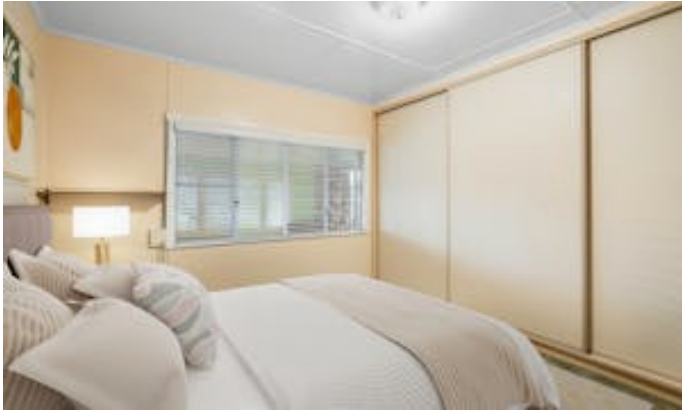
Water Access 1/2 Year: Approx. \$314.13 plus consumption

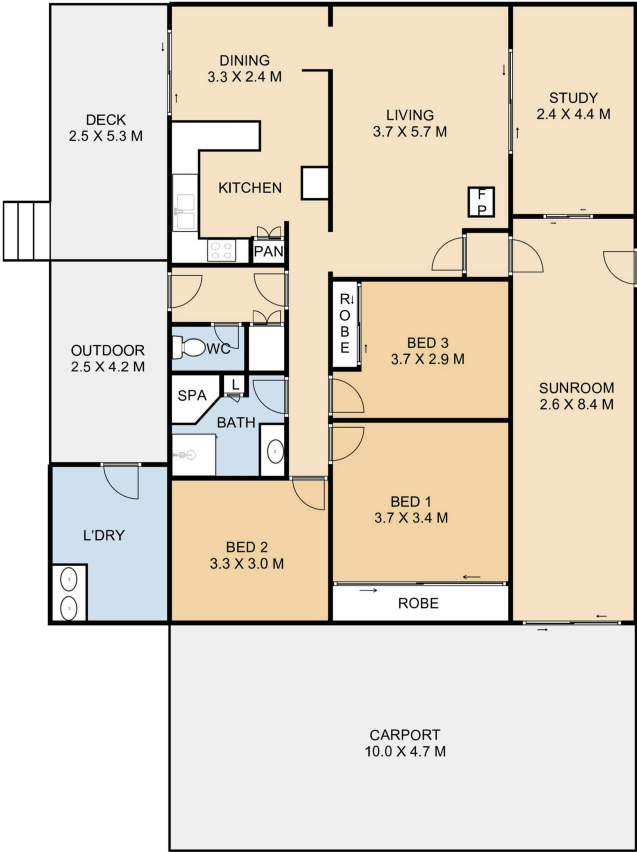
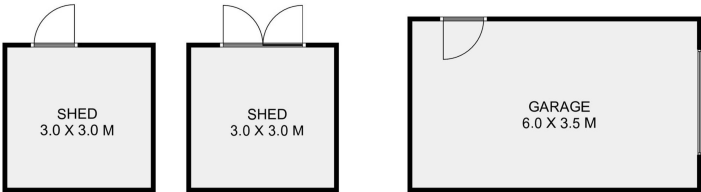
Whether you're seeking a solid investment, a comfortable home, or a property with exceptional future development potential, 20 Erin Street delivers on every level. In such a prime position, opportunities like this are rare - sit on this one and watch your equity and capital grow.

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

- Land Area 1,012.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Double carport
- Floorboards







Elders 20 Erin Street, **Wilsonton**

This plan is for representational purposes only. All dimensions displayed are approximate and shouldn't be solely relied upon. Floorplan by Statik Illusions.

Internal **162m²** External **83m²** Total **245m²** 