



31 Coolana Court, HARRISTOWN, QLD 4350

Comfort, Convenience and Quiet Living in Peaceful Cul-de-sac Setting

Positioned near the end of a quiet Harristown cul-de-sac and backing onto a peaceful reserve, this inviting home offers a relaxed lifestyle in a private, low-traffic setting. It's ideal for busy families, downsizers or investors seeking a well-kept property that's easy to maintain and enjoy.

The fully fenced 591m² allotment enjoys a sunny northern aspect, providing a safe and spacious yard for kids and pets. Inside, the layout is practical and family-friendly, with multiple living zones that offer flexibility and comfort. The open-plan kitchen, dining and living area connects seamlessly to a sheltered patio, which is perfect for weekend entertaining or quiet mornings in the sun. A separate lounge adds extra space for relaxation or movie nights.

Built around 2011, the home is well-constructed and designed for lasting comfort. Whether you're looking to move straight in or add your own touch, it presents a blank canvas-just a fresh coat of paint and new carpets would elevate the space beautifully. For investors, the property is ready to rent as-is, with strong demand in the area and all the essentials already in place. Our team has appraised the home to achieve a rental return of approximately \$620 to \$650 per week, making it a smart and appealing addition to any portfolio.

TYPE: For Sale

INTERNET ID: 300P187398

SALE DETAILS

Interest Above
\$725,000

CONTACT DETAILS

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Toowoomba**
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For first-home buyers, this is a fantastic opportunity to enter the market with a quality home in a sought-after location. With government initiatives like the 5% deposit scheme helping to bridge the gap, securing a property like this has never been more achievable.

With Glenvale Coles, childcare, parks and schools all within walking distance, and Clifford Gardens Shopping Centre and the CBD just a few minutes away, this home combines convenience with a peaceful lifestyle in one of Toowoomba's most accessible pockets.

Features You'll Love:

- Huge master bedroom with walk-in robe, built-ins, air-conditioning and ensuite.
- All bedrooms with built-in robes and ceiling fans; bedroom 4 ideal as a home office with NBN and TV point.
- Spacious formal lounge with cavity sliding doors for privacy.
- Open-plan kitchen, dining and living area with reverse cycle air-conditioning and access to north-east facing outdoor patio.
- Well-equipped kitchen with Westinghouse appliances including dishwasher, oven and electric cooktop.
- Family bathroom with shower and bath, plus separate toilet.
- Generous laundry with ample bench space and storage.
- Excellent linen storage throughout.
- NBN connected.
- Energy-efficient Rheem heat pump hot water system and 10,000L rainwater tank.

This much-loved home was formerly owned by a cherished Mum who enjoyed gardening and embraced the peaceful lifestyle it offered. The family are genuinely sad to see it sold, but the decision has been made. All serious buyers are encouraged to inspect in person, take a walk through the 3D tour or join Zac at the next open home. This is a property that truly needs to be seen to be fully appreciated.

School Catchment:

- Prep to Year 6: Glenvale State School
- Year 7 to Year 12: Harristown State High School

Rates & Details:

- General rates (Â½ yearly): \$1,561.24
- Water rates (Â½ yearly): \$397.27 + consumption
- Local Government Area: Toowoomba Regional Council
- Real Property Description: Lot 76 on Survey Plan 203237
- Allotment Size: 591 mÂ²
- Built in 2011*
- * = approximately

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.

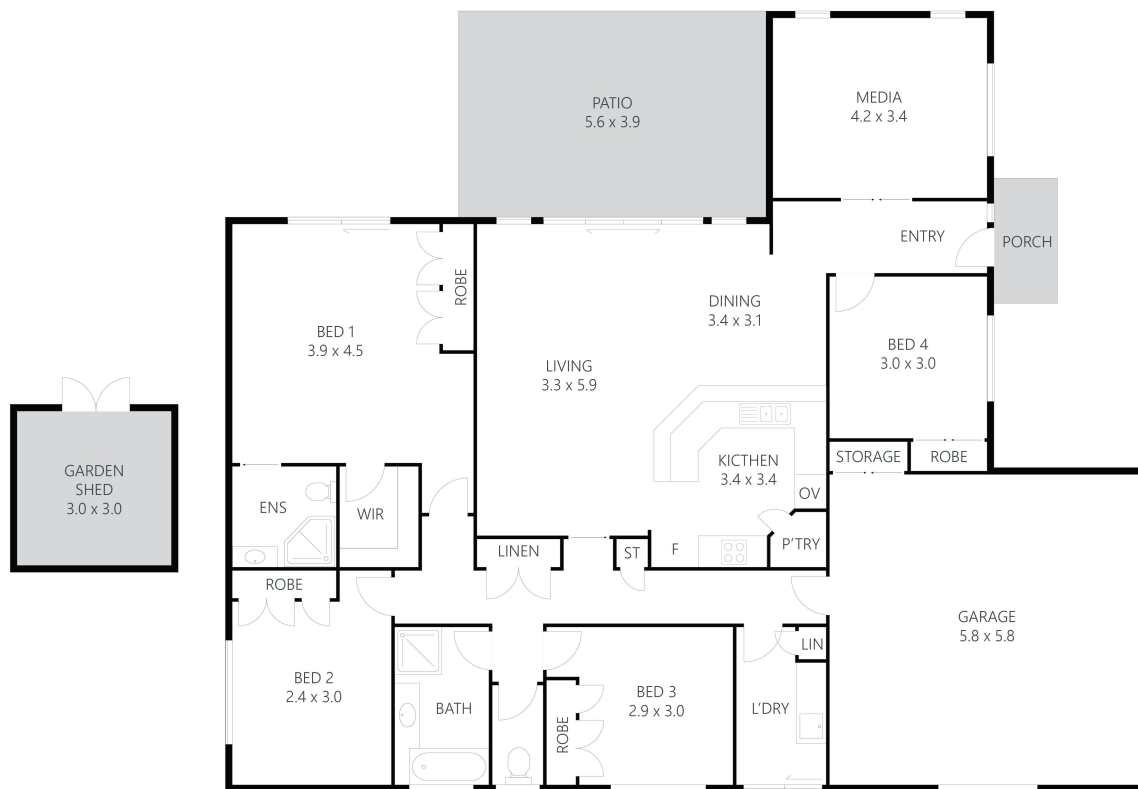
Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Openable Windows, Roller Door Access

- Land Area 591.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Ensuite









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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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