



## 12 Beck Street, MOUNT LOFTY, QLD 4350

### Mount Lofty Dual Living Opportunity with Stunning City Views

Perfectly positioned on an elevated 534m<sup>2</sup> allotment in one of Mount Lofty's most sought-after pockets, 12 Beck Street presents a rare and exciting opportunity for families, investors, or savvy buyers looking to capitalise on flexible dual-living potential in a thriving suburb.

Designed to accommodate a variety of lifestyles, the home offers a fully functional three-bedroom residence upstairs, complemented by a self-contained studio downstairs-ideal as a granny flat, teenagers' retreat, home office, or an income-producing investment.

The upper level is light-filled and welcoming, featuring:

- \* Open-plan kitchen, dining,
- \* Living area
- \* Ducted air-conditioning.
- \* Large windows and glass doors draw in natural light

**TYPE:** For Sale

**INTERNET ID:** 300P191189

#### SALE DETAILS

**Offers Above  
\$1,050,000**

#### CONTACT DETAILS

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

**Sue Edwards**  
0437 377 988

\* Private balcony and wrap-around verandah, where sweeping views across the Toowoomba cityscape create the perfect setting to unwind or entertain.

\* The modern kitchen is both stylish and practical, complete with:

- \* Quality stainless-steel cooking appliances

- \* Dishwasher

- \* Large island bench with ample storage

\* All three upstairs bedrooms include built-in robes, serviced by a stunning main bathroom with double vanity and floor-to-ceiling tiles, while the master suite enjoys the added comfort of its own ensuite.

\* Downstairs, the versatile studio space offers:

- \* Fully equipped kitchenette

- \* Bathroom

- \* Built-in storage

- \* Reverse-cycle air-conditioning

- \* Internal access from the double remote garage

This space is perfect for teenagers, extended family, guests, or as a potential rent-assist or work-from-home solution, with scope to add value through cosmetic updates and paint-and-profit potential.

Located just moments from the Queens Park, Botanical Gardens, North Point Shopping Centre, Downlands College, quality East side schools, cafes, and the Toowoomba CBD, the convenience and lifestyle on offer here are second to none.

## Key Features:

- \* Elevated 534m<sup>2</sup> low-maintenance allotment

- \* Dual-living configuration with excellent flexibility

- \* 3 built-in bedrooms upstairs, master with ensuite

- \* Open-plan living flowing to balcony with city views

- \* Modern kitchen with island bench & stainless appliances

- \* Stylish bathrooms with quality finishes

- \* Downstairs studio with kitchenette & bathroom

- \* Ducted air-conditioning upstairs + reverse-cycle downstairs

- \* Double remote garage with internal access

Ideal for families, investors, or multi-generational living

Mount Lofty continues to thrive as one of Toowoomba's most desirable suburbs,

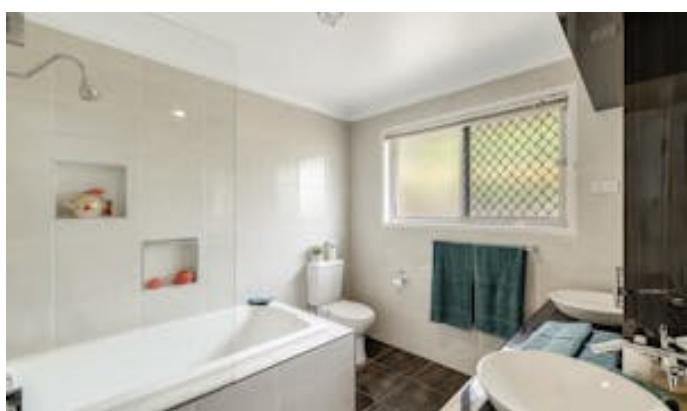
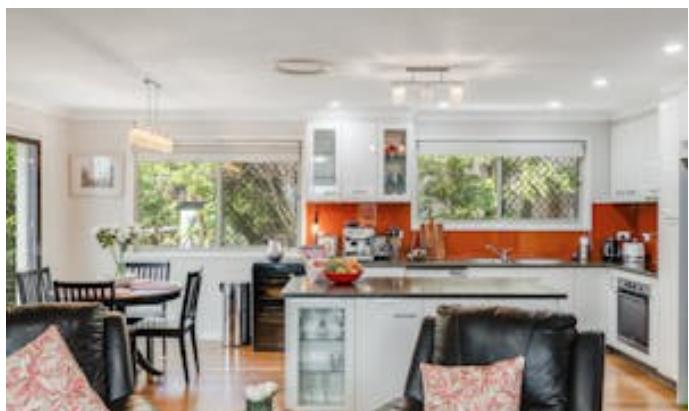
making this a smart purchase for today and tomorrow.

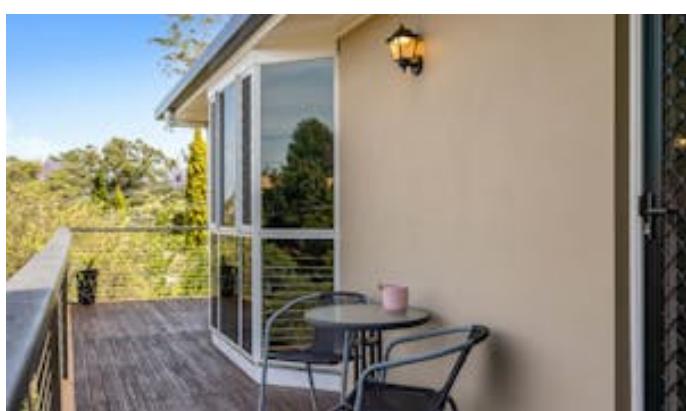
Contact Sue Edwards on 0437377988 or sue.edwards@elders.com.au

Other features: Area Views, City Views, Close to Schools, Close to Shops, Close to Transport, Kitchenette

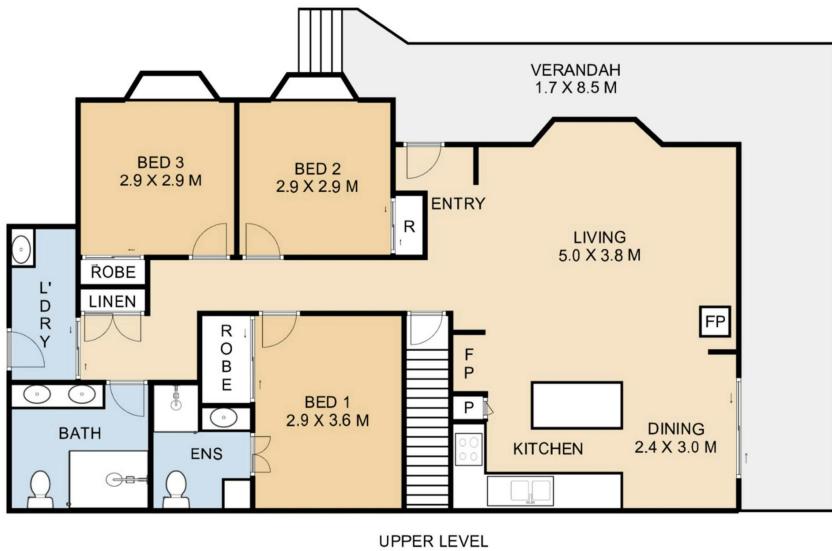
- Land Area 534.00 square metres
- Building Area: 151.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Double garage
- Ensuite











**12 Beck Street, Mount Lofty**

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Internal 196m<sup>2</sup> External 27m<sup>2</sup> Total 223m<sup>2</sup>

