



New Toowoomba Hospital



Winsonton State School



11 Rye Street, WILSONTON, QLD 4350

Well-Positioned in One of Toowoomba's Emerging Growth Corridors

Combining the appeal of an established, high-performing suburb with outstanding potential to enhance and add value, this property represents a strategic opportunity for both owner-occupiers and astute investors. With a single car garage and a fully enclosed, brick sunroom under the main roofline, there is excellent scope to extend the home's footprint and maximise its functionality.

Ideally located within walking distance to Winsonton Shopping Centre and local schools, and just minutes from the new Toowoomba Hospital currently under construction, the property is perfectly positioned to benefit from significant infrastructure investment and future growth.

Internally, the home is centred around a spacious living area designed to bring family and friends together, complemented by an open plan kitchen and dining zone. The expansive sunroom offers versatile additional living space, ideal as a home office, children's retreat, or second lounge.

Accommodation includes three well-proportioned bedrooms, a family bathroom with a separate toilet, and a dedicated laundry, ensuring everyday practicality. Outdoors, two patio areas, a 3m x 3m garden shed, and a sizeable backyard provide ample space for

TYPE: For Sale

INTERNET ID: 300P191291

SALE DETAILS

Offers Over \$715,000

CONTACT DETAILS

**Elders Real Estate
Toowoomba**

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relaxation, entertaining, or further improvements.

Whether you are seeking long-term capital growth or a well-located home with future upside, this property presents a compelling opportunity in a market on the rise.

Property Highlights:

Brick Home:

- Three bedrooms, main with ceiling fan and built-in wardrobe
- Spacious central living area
- Open plan kitchen and dining
- Large, enclosed sunroom for additional living
- Separate laundry and toilet
- Single car garage

- Two outdoor patio areas
- 3m x 3m garden shed
- 711m² block

Suburb Snapshot:

Wilsonton is rapidly gaining attention as a key growth suburb within Toowoomba, driven by its proximity to the \$1.3 billion Toowoomba Hospital development, set to become the region's largest health precinct. With established schools, parks, and shopping amenities already in place, and significant infrastructure underway, the area continues to attract families, healthcare professionals, and investors alike.

Convenient Location:

- New Toowoomba Hospital Site (Baillie Henderson) 2.7km (approx. 6 minutes)
- Wilsonton Shopping Centre 1.1km (approx. 3 minutes)
- Clifford Gardens Shopping Centre 3.8km (approx. 8 minutes)
- Toowoomba CBD 5.9km (approx. 11 minutes)
- St Andrew's Hospital 4.3km (approx. 9 minutes)
- Newtown Park & State Rose Garden 3.7km (approx. 8 minutes)

School Catchment:

- Wilsonton State School 900m (approx. 10-minute walk)
- Wilsonton State High School 1.5km (approx. 4-minute walk)

Rates & Details:

- General Rates: \$1,437.75 net per half year

- Water Access: \$377.40 net per half year
- Real Property Description: Lot 59 on Registered Plan 116464
- Seller Disclosure Statement available
- Allotment Size: 711m2

Opportunities in this tightly held and fast-growing pocket are increasingly rare. Secure your position in one of Toowoomba's most promising precincts today.

Schedule your viewing today!

Contact Jacque Fulton at Elders Real Estate today on 0418 744 705 or jacquelyn.fulton@elders.com.au

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, Roller Door Access

- Land Area 711.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards







11 Rye St, Wilsonton



3 | 1 | 1 | 711 m²

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Total approx floor area 184m² (including covered external areas)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.