

## 24 Boyd Street, WILSONTON, QLD 4350

Hidden Gem in Quiet Street Close To Wilsonton Shopping, Parks & Schools.

Tucked away in a whisper-quiet street just minutes from Wilsonton Shopping Centre, 24 Boyd Street, Wilsonton offers the perfect blend of comfort, space, and opportunity.

This inviting three-bedroom home has already had some of the hard work done, featuring a newly renovated kitchen and bathroom designed for modern living.

Inside, you'll find a generous lounge room, open living and dining spaces, plus a second activities room-ideal for a growing family, home office, or extra entertaining space.

Step outside and you'll discover a true entertainer's delight, complete with a Bali hut and welcoming patio at the entrance, all surrounded by established gardens. The home is fully fenced, offering privacy and security, and includes an additional garage with convenient internal access.

With a roof approximately 12 months old, this property provides peace of mind while still allowing you to add your own finishing touches. A little external and internal painting will truly transform this home and unlock its full potential-making it a fantastic opportunity for savvy buyers to reap the rewards.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P193443

**SALE DETAILS**

**Offers Above \$749,000**

**CONTACT DETAILS**

**Elders Real Estate  
Toowoomba**

202 Hume Street  
Toowoomba, QLD  
07 4633 6500

**Sue Edwards**  
0437 377 988

Located in a tightly held street with great neighbours, this is not a drive-by property-you must step inside to truly appreciate what's on offer.

Features include:

- \* Three spacious bedrooms
- \* Newly renovated kitchen
- \* Updated Bathroom
- \* Large lounge plus open living/dining
- . \* Second activities room
- \* Entertaining area with massive Bali hut
- \* Front patio entrance
- \* Fully fenced yard with established gardens
- \* Additional garage with internal access
- \* Near-new roof (approx. 12 months old)
- \* Quiet, tightly held location

This is a must-inspect property with plenty of upside for those looking to add value.

Walk To Wilsonton Shopping, Schools and Parks. Within a 7 Minutes to drive to Toowoomba CBD and The New Toowoomba Hospital.

Contact Sue Edwards at Elders Real Estate today on 0437 377 988 or [sue.edwards@elders.com.au](mailto:sue.edwards@elders.com.au) to arrange your inspection.

668 m2 allotment

L87

RP 93142

Land Rates per half year - \$1434.29

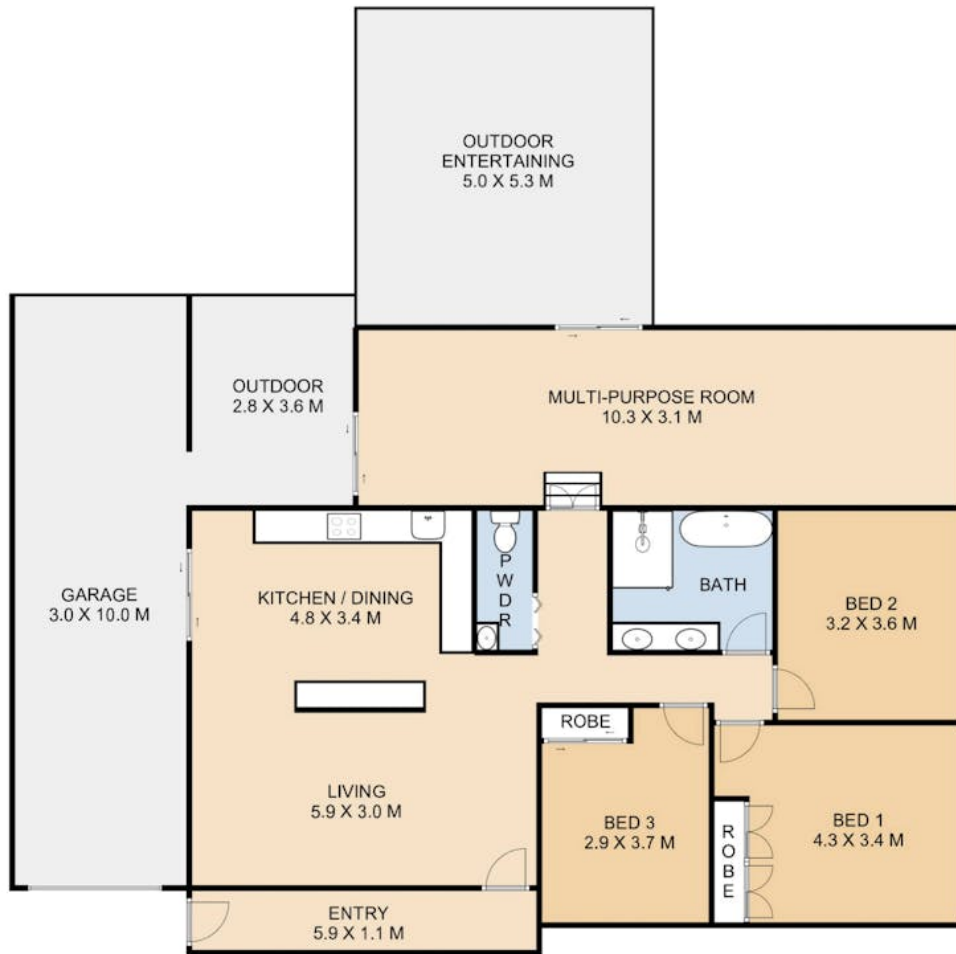
Water Rates per half year - \$377.40

Other features: Close to Schools, Close to Shops

- Bedrooms: 3
- Bathrooms: 1
- Single garage







**Elders** 24 Boyd Street, **Wilsonton**

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Internal **166m<sup>2</sup>** External **36m<sup>2</sup>** Total **202m<sup>2</sup>**