



5/224 Herries Street, NEWTOWN, QLD 4350

Spacious Inner-City Villa Diagonally Opposite Laurel Bank Park.

Positioned directly opposite the beautiful Laurel Bank Park and just a short stroll to the vibrant Toowoomba CBD, this exceptional villa offers a rare combination of space, privacy, and unbeatable convenience.

Set within a secure gated complex, Unit 5/224 Herries Street delivers house-sized proportions with the ease of low-maintenance living. From the moment you step through the front foyer, you're welcomed into an expansive open-plan living, dining, and kitchen area that truly sets this home apart. Designed for both comfort and entertaining, the space is enhanced by floor to ceiling sliding doors and windows, creating an even more expansive space with natural light.

At the heart of the home, the modern kitchen impresses with stone benchtops, quality European stainless-steel appliances, a gas cooktop, and an abundance of storage-perfect for the home chef and entertainer alike.

Privately positioned down the hallway, you'll find three generously sized bedrooms, all with built-in robes. The master suite is a true retreat, featuring space for a king-sized bed, a large walk in robe, and its own ensuite plus access to the private back patio. The main bathroom is equally well-appointed, complete with a separate bath, shower, and

TYPE: For Sale

INTERNET ID: 300P194772

SALE DETAILS

\$759,000 Plus

CONTACT DETAILS

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

Sue Edwards
0437 377 988

spacious vanity.

Enjoy the ultimate lifestyle location, with easy walking access to prestigious schools like Glennie, St Ursulas, St Marys, cafes, restaurants, Grand Central Shopping Centre, Clifford Gardens, beautiful Parkland, and a very short commute to the current hospital plus the newly proposed Toowoomba Hospital. Everything you need right at your doorstep.

Features You'll Love:

- House-sized villa in secure gated complex
- Expansive open-plan living, dining & kitchen
- Spacious kitchen with stone bench tops, gas cooktop, European appliances, plus new sink with modern tapware and food waste disposal unit
- Crim safe doors and screens throughout
- Three spacious bedroom all with built-ins including mirrors
- Fourth single bedroom or office / sewing room
- Spacious master with new ensuite and massive WIR
- Main bathroom with separate bath & new shower
- Air-conditioning for year-round comfort in living
- Double garage with internal access plus access to small courtyard
- Freshly Painted throughout
- New downlights, fans and 2 modern chandeliers
- Newly carpeted bedrooms and double blinds in bedrooms
- Continental style laundry
- Ample Storage
- Quiet gated complex with the plenty of homeowners

Additional Information

- Rates: Approx. \$1,341.01 net half-yearly
- Water: Approx. \$438.61 net half-yearly
- Unit size: Approx. 198m²
- Land size: Approx. 250m²
- Body Corp - Laurel Bank Villa- Toowoomba Strata - Approx. \$1,100 a quarter.

If you're seeking space, security, and an unbeatable inner-city lifestyle, this standout villa is one not to be missed.

Contact Sue Edwards on 0437 377 988 or sue.edwards@elders.com.au to arrange your viewing.

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

- Bedrooms: 4
- Bathrooms: 2
- Double garage





