



3 Catherine Crescent, KINGSTHORPE, QLD 4400

RENOVATED BRICK HOME ON ½ ACRE WITH MASSIVE SHED – IDEAL FOR FIRST HOME BUYERS, TRADIES, CAR ENTHUSIAST & INVESTORS

Don't miss this immaculately presented brick residence, perfectly positioned in a quiet pocket of growing Kingsthorpe.

Offering space, comfort, and quality updates throughout, this property is ready for you to move straight in and enjoy.

Features include:

- Solid brick & Colourbond home on approx. ½ acre (2022 m²)
- Set on a generous, expansive block-ideal for tradies, with excellent potential for future redevelopment (STCA)
- Three spacious bedrooms:
 - o King-sized master with ample storage

TYPE: For Sale

INTERNET ID: 300P195166

SALE DETAILS

Offers Above \$799,000

CONTACT DETAILS

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

Sue Edwards
0437 377 988

- o Double-sized second bedroom
- o Two bedrooms with built-ins
- Large lounge room with reverse cycle air conditioning
- Freshly updated with new carpet and flooring
- Generous dining area ideal for family living, recently painted
- Updated kitchen featuring:
 - o New self-cleaning oven, Induction cooktop & dishwasher
- Well-appointed bathroom with separate bathtub and shower
- Separate renovated laundry for added convenience

Outdoor & lifestyle:

- Expansive 10m x 4m covered outdoor entertaining area flowing directly from the indoor dining
- Stunning rural views-perfect for relaxing or hosting family and friends
- Massive 9m x 6m powered 3-bay shed (2.7m clearance)
- Double access-ideal for vehicles, trailers, caravans, or work equipment - this separate concrete driveway has a remote gate
- Town water plus approx. 45,000L rainwater storage plumbed to the home

Location highlights:

- Quiet, family-friendly area in thriving Kingsthorpe
- Close to local store, primary school, chemist, and childcare
- Approx. 20 minutes to Toowoomba
- Approx. 10 minutes to Oakey

Rates:

Land Rates per half year - \$1200.75

Water Rates per half year - \$377.40

A quality property offering space, functionality, and future potential-be quick, this one won't last!

Contact Sue Edwards 0437 377 988. or email sue.edwards@elders.com.au

to arrange a viewing

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

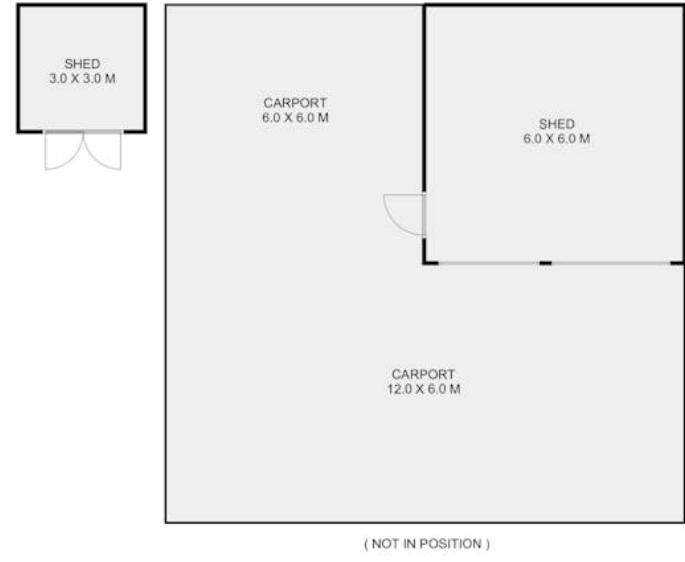
- Land Area 2,022.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 4
- 7 car garage

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.









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Internal **146m²** External **216m²** Total **362m²**