



12454 New England Highway, TOP CAMP, QLD 4350

Position Potential and Privacy, Country Lifestyle living just minutes to the CBD.

Calling all First Home Buyers, Renovators, Flippers, and Investors Alike.

This low set 3 bedroom brick home is set on a picturesque 4000 square metre allotment, ideally found in a private location just 5 minutes to Kmart Toowoomba Plaza and 10 minutes on into the city and all the shopping, schools and essential services that Toowoomba has to offer.

This home is ready for its next chapter in life, awaiting your choice for its future. Enjoy it as it is, or renovate. This property provides seclusion and privacy being situated at the end of a dead-end access road, and right beside an area of secluded bushland in a nature strip zone which provides privacy and a lovely leafy country setting. Live in the country and have the benefit of being so close to town.

The land consists of a nice mix of usable house yard area around the home with its established leafy shade trees and shrubs, rolling park like lawn areas, and it continues on down to the rear of the block providing a small cluster of shade trees and bushland before opening a rear lower open area ideal for a large shed or hardstand area, or you might choose to use it as a pony paddock or activities of your choice.

TYPE: For Sale

INTERNET ID: 300P197803

SALE DETAILS

**Expressions Of Interest
Above \$750,000
Invited!**

CONTACT DETAILS

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

Trevor Leishman
0427 598 106

Inside the home we find lovely cork flooring in good condition throughout the spacious open plan kitchen, casual dining and combined living and lounge room. These areas enjoy reverse cycle air-conditioning, two ceiling fans and a large electric wall heater combining to cater for the family's comfort all year round.

The galley style kitchen offers plenty of cupboard and bench space with a stepped-up shelf, a big corner pantry, an upright electric oven and cook top, a range hood, a large fridge recess.

The master bedroom is a huge palatial king-size room. It has reverse cycle air-conditioning, built in robes and has a ceiling fan. Bedroom Two is also built in and has a ceiling fan, and like bedroom Three, all bedrooms are carpeted.

The family bathroom provides a shower and vanity, toilet adjacent and together with the laundry they are located conveniently near the bedrooms, as seen on the floor plan.

A generous North-East facing front covered entertaining area and pergola is great for entertaining, and to enjoy the morning sun during breakfast.

The attached single lockup garage has a remote controlled garage door.

Two garden sheds are respectively found at each end of the home, and a front shade house or utility area near the entry to the home within the front covered entertaining area does provide some additional additional storage.

Rainwater is the source of water supply to the home and property via an 8000 gallon semi in ground concrete Manicon Tank, and a 3000 + 1500 gallon poly rainwater tanks which are pressurized to the home.

Rates: \$994.02 net per half year

No Town Water Access Fee Applies

Internet Access is available

Your Inspection is highly recommended and Expression of Interest is invited.

Bring your family and friends and explore the potential this property has.

Please attend one of our scheduled Open for Inspections or call the agents Trevor Leishman or Murray Troy to arrange your private inspection.

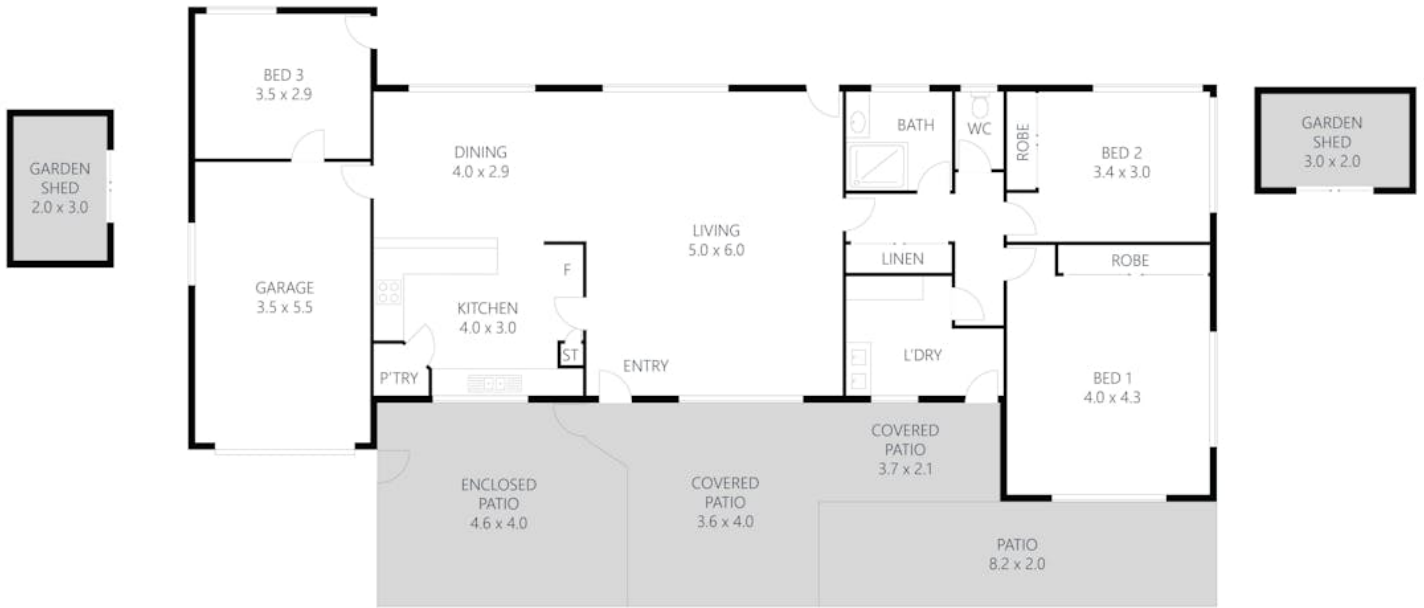
Other features: Area Views, Close to Schools, Close to Shops

- Land Area 4,000.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage









12454 New England Highway, Top Camp

Every effort was made to ensure the accuracy of this floor plan. However, all measurements in this floor plan are approximate and should only be used for representational purposes. This floor plan was produced by SK MEDIA



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