



12 Greenbury Street, ROCKVILLE, QLD 4350

Family Living, Poolside Entertaining & Outstanding Value - Just Minutes from Toowoomba's New Hospital..

Positioned in a quiet Rockville street and set on an elevated 521m² allotment, this versatile family home offers the perfect combination of space, convenience and lifestyle. Huge Potential for Dual Living.

One of the property's standout features is its exceptional position close to the new Toowoomba Hospital precinct. As one of the region's largest infrastructure projects, the hospital is set to become a major employment and healthcare hub, making nearby properties increasingly sought after. Whether you're a healthcare professional looking to minimise your commute or an investor seeking long-term growth potential, this location places you right at the heart of one of Toowoomba's most significant growth corridors.

The elevated position of the home captures cooling breezes and impressive panoramic views across North Toowoomba. From the rear of the property, you'll enjoy a stunning outlook that creates a real sense of space and privacy, while the deck and pool area provide the perfect vantage point to relax, entertain and enjoy the scenery.

TYPE: For Sale

INTERNET ID: 300P198408

SALE DETAILS

Offers Above \$765,000

CONTACT DETAILS

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

Sue Edwards
0437 377 988

Some Of The Many Features You'll Love:

- Elevated 521m² block with sweeping views over North Toowoomba
- Just 5 minutes to the new Toowoomba Hospital precinct
- Modern entertainer's kitchen with stone benchtops and dishwasher
- Separate meals/dining area adjoining the kitchen
- Spacious living area overlooking the pool and outdoor entertaining space
- Four bedrooms
- Master bedroom with air conditioning
- Built-in robes to two bedrooms
- Updated family bathroom with separate bath and shower
- Large tiled rumpus room downstairs with reverse-cycle air conditioning
- Fourth bedroom downstairs ideal for a teenager's retreat, guest accommodation, home office or dual-living setup
- Additional shower and separate toilet downstairs
- In-ground swimming pool
- Security screens throughout
- Two rainwater tanks
- Two garden sheds for extra storage

- Minutes to the New Toowoomba Hospital & St Andrews Hospital, Northpoint & Wilsonton Shopping Centre, Wilsonton State High School, Sacred Heart Catholic School, & Rockville State School

Combining an elevated position, stunning views, flexible living spaces and exceptional proximity to the new hospital precinct, this is a property that offers both immediate lifestyle benefits and long-term growth potential.

Opportunities like this are increasingly rare-secure your place in one of Toowoomba's most conveniently located and rapidly evolving suburbs today.

Other features: Area Views, Car Parking - Surface, Carpeted, City Views, Close to Schools, Close to Shops

- Land Area 521.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2





