

# 10 Mclvor St, Kearneys Spring, QLD, 4350

## House For Sale

Thursday, 28 November 2024

10 Mclvor St, Kearneys Spring, QLD, 4350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Zac Turley



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## Unique Investment Opportunity with Lifestyle Benefits in Sought-After, Kearneys Spring.

Set in a fantastic pocket in the ever-popular Kearney Springs, 10 Mclvor Street, presents a unique opportunity for families or astute investors. Situated in a peaceful neighbourhood, this home offers flexible living options. It could be ideal for extended families seeking dual living arrangements or for those looking to capitalise on its strong rental history and proven record as a fruitful investment property.

The properties' prime location is a major drawcard as it also offers easy access to a plethora of amenities and top-tier educational institutions. Just down the road, a short stroll away, is West Creek Park which provides a tranquil setting for leisurely walks, picnics, and birdwatching. For daily conveniences, Westridge Shopping Centre is just a 3-minute drive away, while Toowoomba City Centre is a 10-minute drive for a wider range of shopping, dining, and entertainment options.

Upon entry, a spacious lounge room seamlessly connects the bedrooms and kitchen. Originally built in 1990, this part of the home offers four spacious bedrooms, including a generous master suite with a walk-in robe and direct access to the main bathroom. The classic bathroom, complete with a bathtub, vanity, and a stylish, recently renovated shower, is brimming with potential for future renovations. It is functional as-is yet offers endless possibilities for future personalisation.

A separate toilet is nearby, providing additional convenience. All bedrooms feature ceiling fans, with two secondary bedrooms boasting built-in robes. Recent renovations have revitalised this area with fresh paint, new carpets, and stylish timber flooring.

The classic kitchen, with its generous storage and bench space, offers a solid foundation for future renovations. Accessible off the dining room, there is a concrete patio ideal for outdoor dining or barbecues which overlooks the fully fenced, low-maintenance backyard.

A spacious laundry connects the original home to the modern studio apartment, added in early 2019. This area also provides access to a versatile space, perfect for a home office, teen retreat, or additional living area, which flows into the fourth bedroom.

This modern studio apartment, once rented separately, offers year-round comfort. Offering a fully equipped kitchen, modern bathroom with vanity, toilet and generous shower, and reverse cycle air-conditioning, it is perfect for year-round living. The included washing machine/dryer and fridge add to the convenience. Separate access via the driveway and single vehicle carport ensures privacy and security. This open-plan studio apartment combines bedroom, living, and kitchen areas.

Very rarely do you find a property with the unique layout, features, potential and track-record that 10 Mclvor Street boasts. With the property last renting for \$670 per week, combined with Kearneys Spring's high demand for rental properties, particularly houses, and the overall positive trend in the Toowoomba property market, there is apparent upside for any discerning buyer. Don't miss this one-of-a-kind opportunity, contact Zac Turley or Murray Troy today for further information or to arrange your welcomed inspection.

### Key Features Include:

- Previously rented for \$670/week, with potential to increase to \$700/week.
- Brand new flooring and carpets throughout.
- Half the home freshly painted.
- Master bedroom with walk-in robe and access to main bathroom.
- Two bedrooms with built-in wardrobes.
- All bedrooms carpeted and equipped with ceiling fans.
- Main bathroom in original condition despite a modern, updated shower.

- ☑ Separate toilet.
- ☑ Ample storage throughout.
- ☑ Outdoor entertainment space on concrete slab.
- ☑ Original kitchen with electric oven and cooktop.
- ☑ Large laundry with skylight, leading to additional bedroom.
- Studio apartment with open plan living, dining, and kitchen. Includes reverse cycle A/C and ample storage.
- ☑ Modern kitchen in studio apartment with appliances and LED lighting.
- ☑ Modern bathroom in studio apartment with vanity, toilet, and shower.
- ☑ Modern colour palette throughout.
- ☑ Fully fenced backyard with garden shed/lawn locker.
- ☑ Security screens on all windows and doors.

#### Convenient Location:

- Westridge Shopping Centre, 3-minute commute (1.3km)
- Toowoomba Plaza Shopping Mall, 5-minute commute (1.7 km)
- The Ridge Shoppingworld, 5-minute commute (2.0km)
- University of Southern Queensland, 5-minute commute (2.6km)
- City Golf Club Toowoomba, 5-minute commute (2.7km)
- Toowoomba CBD, 10-minute commute (4.3km)
- TAFE Queensland, 13-minute commute (6.0km)

#### School Catchment:

- Prep to Year 6: Darling Heights State School
- Year 7 to Year 12: Harristown State High School

#### Property Rates:

- General net ½ yearly: \$1,328.66
- Water access charge net ½ yearly: \$335.75 + consumption.

#### Additional Information:

- Local Government Area: Toowoomba Regional Council.
- Real Property Description: Lot 43 on Crown Plan AG4195.
- Previously Earning Approximate Income of: \$34,840 Per Annum.
- Orientation to Street: North.
- Allotment Size: 582 m2.
- ☑ Water Efficient Property.
- ☑ Two Separate Phone Lines.

#### Advertising Disclaimer:

While we have taken great care to provide accurate information, we deny liability for any errors, omissions, inaccuracies, or misstatements that may appear. Prospective purchasers are encouraged to independently verify all details before making any decisions.