

117 James Street, East Toowoomba, QLD, 4350



House For Sale

Wednesday, 18 December 2024

117 James Street, East Toowoomba, QLD, 4350

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Lochie Wagner



Chan De Silva
0438900376

Exceptional Family Living with Style, Space and Convenience in Centenary Heights

Fully Renovated East Toowoomba Cottage - Move-In Ready or Perfect AirBNB

This beautifully renovated East Toowoomba cottage combines charm and modern convenience. With a prime location just a short stroll from the CBD and Queen's Park, this home is perfect for families, professionals, or investors seeking a property ready to perform as a home or short-term accommodation.

Inside, the home features three generously sized bedrooms, each with built-in wardrobes, and two stylish bathrooms. A separate study area at the front provides the perfect workspace. The standout VJ paneling and stunning high ceilings add character, while modern inclusions like reverse cycle air conditioning, ceiling fans throughout, and a Samsung Smart Lock deliver everyday comfort and convenience.

The open-plan layout flows seamlessly to the outdoors, where the fully fenced yard offers privacy and security, enhanced by an electric gate. The property sits on a 488m² block, featuring a shed at the rear for added storage.

This home is ideal for an Airbnb setup, with nothing left to do but furnish it - having already been fitted with smart access. The fireplace, currently non-functional but ready for restoration, adds an extra layer of potential charm.

This beautiful home is move in ready and must be inspected to fully appreciate its cottage charm and incredible renovation.

At a Glance:

- 3 bedrooms with built-ins: Plenty of storage.
- 2 stylish bathrooms: Recently renovated, beautiful and practical.
- Separate study area: Ideal for remote work or as a quiet retreat.
- Reverse cycle air conditioning and ceiling fans: Year-round comfort for all seasons.
- Fully fenced yard with electric gate: Secure, family- and pet-friendly space.
- 488m² block in central location
- 6m x 3m shed: Room for parking, hobbies, storage, or projects.
- Samsung Smart Lock: Enhanced security and ease of access.
- Prime East Toowoomba location: Walking distance to the CBD, Queen's Park, and close to quality schools

What's Nearby:

- Queen's Park - 500m
- Toowoomba Grammar School - 1km
- St Vincent's Private Hospital - 1.5km

- The Range Shopping Centre - 2km
- Grand Central Shopping Centre - 2.5km
- Empire Theatre - 1.8km
- East Toowoomba State School - 1km
- St Joseph's College - 2km

Suburb Snapshot: East Toowoomba

East Toowoomba is one of the city's most sought-after suburbs, known for its tree-lined streets, character homes, and proximity to prestigious schools. Residents enjoy the convenience of being close to the CBD, cafes, and boutique shopping, while the nearby Queen's Park and Botanic Gardens provide plenty of green space for relaxation and recreation. The suburb's combination of heritage charm and modern amenities makes it popular with families, professionals, and investors alike.

Helpful Information:

Recent General Rates: \$1155.18 net/half year

Water Access Charge: \$335.75 net/half year

Allotment Size: 488 square metres

School Catchments: Primary - Toowoomba East State School, Secondary - Centenary Heights State High School

This incredible opportunity will not last long! Contact Lochie Wagner (0421 875 477) & Chan De Silva (0438 900 376) to arrange inspection today.

Disclaimer: Every effort has been made to ensure the accuracy of the information provided; however, we encourage you to independently verify all figures, measurements,

and details. We accept no liability for any errors, omissions, or inaccuracies. Prospective purchasers should make their own enquiries to confirm the information contained in this listing.