

**147 West Street, Newtown, QLD, 4350**



**House For Sale**

Saturday, 11 January 2025

147 West Street, Newtown, QLD, 4350

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 849 m2**

**Type: House**



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## Restore, Invest, or Enjoy - Character Home in Prime Location!

- Charming character home with timber panelling, exposed beams, and leadlight features
- Air BNB and Unit Development Zoning
- Three spacious bedrooms
- Multiple living areas, including a sunroom, formal dining room, lounge and living rooms, and expansive family/rumpus room with air-conditioning.
- Neat and functional kitchen with gas stove and ample storage.
- Two-way bathroom with separate toilet, plus an additional toilet near the laundry.
- Paved alfresco area in a private backyard.
- Generous 849m<sup>2</sup> allotment in a prime Newtown location.
- New roof & external paint completed 2024
- Conveniently close to Clifford Gardens, Toowoomba Hospital, schools, parks, and public transport
- Rent appraised at \$500 per week

Step into the charm and potential of 147 West Street, Newtown, where timeless character meets endless opportunity. This spacious family home, set on a generous 849m<sup>2</sup> allotment, across 2 titles, is bursting with features and ready for a new chapter.

An inviting front porch greets you upon entry, offering a versatile space for entertaining or at the very least enjoying the sunrise with your morning coffee. The home boasts three generously sized bedrooms and a variety of living areas to accommodate every lifestyle. From the formal dining room to the separate lounge and living rooms and the expansive family/rumpus room featuring reverse cycle air-conditioning, there's space for the entire family to gather, relax, and entertain.

At the heart of the home, the kitchen is neat and functional, featuring a gas stove and plenty of storage. Timber panelling, exposed beams, leadlight accents, and timber flooring create a unique and inviting atmosphere, just waiting to be restored to its full potential.

The layout is practical, with a two-way bathroom offering storage and a separate toilet for convenience. An additional toilet near the laundry provides further functionality. Recent updates, a new roof, and fresh external paint both completed in 2024, add value and peace of mind, while the outdoor paved alfresco area and private backyard offer endless possibilities for entertaining and relaxation.

Investors - our property management team have recently appraised this home at \$500 per week, subject to market conditions. The zoning also allows for Air BNB as well as a unit development (subject to council approval).

Positioned in a highly convenient location, this property is just minutes from Clifford Gardens Shopping Centre, Toowoomba Hospital, local schools, parks, public transport, and the city centre. Whether you're looking to restore this charming home to its former glory or envisioning a creative transformation, the potential here is undeniable.

This is a rare opportunity to secure a character home with the versatility to make it truly your own. Arrange your inspection today and step into the possibilities that await.

General rates: currently \$1408.75 net per half year

Water rates: currently \$344.75 net per half year plus consumption

Primary school state catchment: Newtown State School

High school state catchment: Harristown State High School