

**28B Beelbee St, Harristown, QLD, 4350**



**House For Sale**

Saturday, 11 January 2025

28B Beelbee St, Harristown, QLD, 4350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Contemporary Design and Ultimate Convenience!

- Four good-sized bedrooms with built-in robes and ceiling fans; main bedroom includes reverse cycle air-conditioning, walk-through robe, and ensuite
- Spacious open-plan living area with timber-look flooring and reverse cycle air-conditioning;
- Separate carpeted lounge/media room with ceiling fan
- Modern kitchen featuring electric cooktop, oven, rangehood, dishwasher, breakfast bar, and ample storage
- Stylish family bathroom with separate bath, shower, and vanity; main bedroom ensuite; separate toilet for convenience
- Covered alfresco area overlooking a fully fenced backyard with veggie gardens, garden shed, and rainwater tank.
- Additional features include security screens on doors and windows, hallway storage, and a double remote garage.
- Currently rented at \$470 per week until 15 February 2025; recently appraised at \$590-\$610 per week
- Convenient location close to Toowoomba Base Hospital, CBD, multiple schools, the Golf Course, and easy access to the university.

Welcome to 28B Beelbee Street, Harristown, where contemporary design meets ultimate convenience. This quality-built home is the perfect combination of style, functionality, and low-maintenance living, ideally situated moments from Toowoomba Base Hospital, Toowoomba CBD, and esteemed schools.

Step inside to discover four generously sized bedrooms, each fitted with built-in robes and ceiling fans. The main bedroom is a private retreat, featuring reverse cycle air-conditioning, a walk-through robe, and a stylish ensuite with a large shower, vanity, and toilet.

The heart of the home is the open-plan living area, complete with reverse cycle air-conditioning and stunning timber-look flooring, seamlessly connecting to the covered alfresco area-ideal for entertaining or relaxing. The centrally located kitchen boasts modern appliances, including an electric cooktop, oven, rangehood, and dishwasher. With ample bench space, plenty of storage, and a breakfast bar, this kitchen is as practical as it is beautiful.

For those family movie nights, the separate carpeted lounge/media room offers the perfect space, fitted with a ceiling fan and reverse cycle air-conditioning for comfort year-round. The modern family bathroom, featuring a separate bath, shower, and vanity, along with a convenient separate toilet, caters to the needs of a busy household.

Outside, enjoy the fully fenced backyard with privacy fencing, veggie gardens, a garden shed, and a rainwater tank. The 344m<sup>2</sup> low-maintenance allotment ensures you can spend your weekends enjoying life rather than maintaining the yard.

Additional features include hallway storage, a security-screened home for added peace of mind, and a double remote garage for secure parking.

Investors - Currently rented at \$470 per week until 15 February 2025, with a recent appraisal suggesting a rental return of \$590-\$610 per week, this home offers both lifestyle appeal and investment potential.

Whether you're seeking a comfortable family home or a savvy investment opportunity, 28B Beelbee Street delivers it all. Don't miss out on this exceptional property in a highly sought-after location!

General rates: currently \$1,284.17 net per half year

Water rates: currently \$334.95 net per half year plus consumption

Primary school state catchment: Harristown State School

High school state catchment: Harristown State High School