

**3 Curtis Street, East Toowoomba, QLD, 4350**



**House For Sale**

Saturday, 11 January 2025

**3 Curtis Street, East Toowoomba, QLD, 4350**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Dominic Ryan



Louise Bizzell

## Charming Family Living in East Toowoomba

This delightful East Toowoomba home offers the perfect combination of space, style, and convenience. Ideally positioned just moments from the Range Shopping Centre and the Toowoomba CBD, it's a haven of comfort and practicality in one of the city's most desirable locations.

Featuring four bedrooms plus a dedicated office, this home is designed to accommodate modern family living. The master bedroom is a private retreat, complete with built-in wardrobes and a contemporary ensuite. The additional bedrooms, all with ceiling fans, provide comfort and versatility, while the light-filled formal lounge offers a welcoming space to relax.

At the heart of the home is the open-plan kitchen and dining area, complemented by an additional sitting room. This space invites connection and conversation, making it ideal for everything from casual meals to lively gatherings. Step outside to the north-facing underroof outdoor entertaining area, a sanctuary perfectly shielded by mature hedging, where you can enjoy sunny afternoons or cool evenings in privacy and tranquility.

Practical features include security screens and alarm system throughout, reverse cycle air-conditioning for year-round comfort, and a garden shed for additional storage. Set on a manageable 620m<sup>2</sup> allotment, the home is surrounded by low-maintenance gardens that enhance its charm and livability.

### At a Glance:

- Four bedrooms plus office
- Master bedroom with r/c air-conditioning, ensuite and built in wardrobes
- Sun filled formal lounge
- Open plan kitchen and dining with additional sitting room
- North facing underroof outdoor entertaining area surround by mature hedging
- Walk to the Range Shopping Centre
- Double lockup garage
- Security screens and alarm system
- 620m<sup>2</sup> Allotment
- 8 Solar panels (approx. 2kW)

This is more than just a house - it's a place where you'll feel at home from the moment you step inside. With its spacious design, thoughtful features, and unbeatable location, this property offers a lifestyle of comfort and convenience in the heart of East Toowoomba. Don't miss the opportunity to make it yours.