



## Charming Family Home with Endless Potential on large 1154m2 Block



3



1



3

## 1C Garde Street, Centenary Heights

Sold for \$650,000 (Jul 29, 2024)

Nestled on a generous 1134 m<sup>2</sup> lot, this character-filled home boasts an inviting layout perfect for families or investors looking to capitalize on its untapped potential.

With 3 spacious bedrooms, 1 Main bathroom, main lounge room and a bonus utility room this property offers a comfortable living space that exudes warmth and charm.

Its prime position within the highly sought-after catchment zone for Centenary Heights School. While in original condition, the home is fully functional and presents a fantastic opportunity for renovation.

Transform this classic residence into your dream home or update it to increase its market value.

This home offers many other features which include the following:

- Separate lounge room that provides ample space for relaxation and entertainment, featuring classic 9-foot ceilings that

enhance the home's airy and open feel.

<b>Property ID:</b>	L27582431
<b>Property Type:</b>	House
<b>Building / Floor Area:</b>	131
<b>Garages:</b>	1
<b>Carports:</b>	2
<b>Land Area:</b>	1134.0 sqm

**John Rizqallah**  
0427 976 007  
john.rizqallah@toowoomba.rh.com.au

- Silky oak French doors, ornate plaster ceiling and cornices. So much character and charm.
- Security Grills on windows for added extra security
- Security screen for front entrance
- Vinyl cladding on the exterior of the house which helps to insulate the house and remove the need for repainting
- Chamfer home on brick piers – solid construction
- Ceiling fans to bedrooms
- Carpets to 2 bedrooms with built in cupboards. No built-in cupboards in the large main bedroom and has vinyl flooring
- Carpet to main lounge room and vinyl flooring throughout other living areas
- Bonus utility room – can be used as sewing room, art room, home office.
- Main bathroom with vanity, shower over bath and storage area above for extra towels and other linen.
- 3 Car Accommodation – Large tandem carport to house 2 vehicles and LUG garage with workbench. The garage also has  
  
access to power.
- The heart of the home, the open-plan kitchen and dining area which also features ornate plaster on the ceiling is perfect for  
  
family meals and gatherings, offering a seamless flow and functional layout that has plenty of cupboards and bench space.
- Separate Toilet
- Large walk-in pantry
- Separate Laundry downstairs and extra storage space under house
- NBN connected to the house
- Colorbond roof
- Council lane/Easement to right side of house – council agreement in place that has provided a key to owners to allow side access to the property to house caravan or large vehicles.
- Large water tank with toggle switch under house to allow option for either rainwater to full house or town water if tank is  
  
empty.

- Green house and bird cage
- Outdoor BBQ area
- Two more sheds for extra storage and space
- Gas points x 3 inside, main gas line to property and instant Rinnai hot water system
- Land Rates half Yearly Nett – \$1827.19
- Water Rates half Yearly Nett – \$350.32
- Full walk-through video available on request

Set on two lots and one title, the expansive land offers endless possibilities. Whether you envision a beautiful garden, a play area for children, or additional structures (subject to council approval), the space allows for versatile use and future development.

Situated in a family-friendly neighbourhood, this home is within the prestigious Centenary Heights School catchment zone, ensuring top-tier education for your children. Enjoy the convenience of nearby amenities, parks, and public transport options, all while residing in a peaceful and well-established community.

This charming 1950s gem is a rare find with immense potential. Whether you're a growing family, a keen renovator, or an astute investor, this property offers a unique opportunity to create something truly special. Contact John Rizqallah or Scott Couper for more information and look out for open house times that will be scheduled.

Imagine the possibilities that await at this delightful residence. You don't want to miss this one. Blocks this size are as rare as hens' teeth!!!!

Note: Grass and/or roof photography may have been enhanced/altered for advertising purposes only.



**Raine&Horne.**

**1c Garde Street, Centenary Heights**

This floor plan is not to scale. The areas, layout and dimensions are approximate. Therefore the plan should be viewed for illustrative purposes only.