






53 Myrtleford Crescent, Cambooya

Thoughtfully Designed and Superbly Presented

Something special has arrived on market that will appeal to the astute buyer and if you are someone who appreciates details and careful planning then this is the house for you.

Approaching the property, you'll note the landscaped front yard minimizing the need for mowing. Upon entry it becomes obvious that a lot of thought has gone into everything with special attention to storage from the oversized walk in robe in the main to the spacious pantry of the wonderfully functional kitchen spaces which also feature loads of bench space. All 3 generously sized bedrooms feature Air-conditioning & large built ins. Separate lounge and a family room with access to the under roof outdoor entertaining and a very private yard that hides 22,000lt tank and fabulous 6mx5.4m shed / workshop. 6' Privacy fencing on all sides secures the large 750m² allotment. Presentation will be obvious as you move through both indoor and outdoor spaces which is simply a reflection on an owner taking pride in a carefully and thoughtfully designed home.

This property and quiet location will suit many different buyers from first home to retirees, with a short 20 minute drive back into Toowoomba City, keeping you close to all the facilities whilst avoiding the hustle and bustle of a city that is growing and traffic busier every

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FOR SALE
Contact Agent

AGENTS

Michael Hosking
0418 718 062
mhosking@ljht.com.au

AGENCY

LJ Hooker Toowoomba
(07) 4688 2222

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

year.

- Generous bedrooms all with air conditioning
- Walk in pantry plus loads of storage throughout
- Oversized double garage
- 22,700lt Rainwater tank
- 6m x 6m Workshop
- Securely fenced
- 5kva Solar
- Outdoor entertaining
- Ready for possession within 28 days

MORE DETAILS

Property ID 1ZDXF4W
Property Type House
Land Area 750 m2

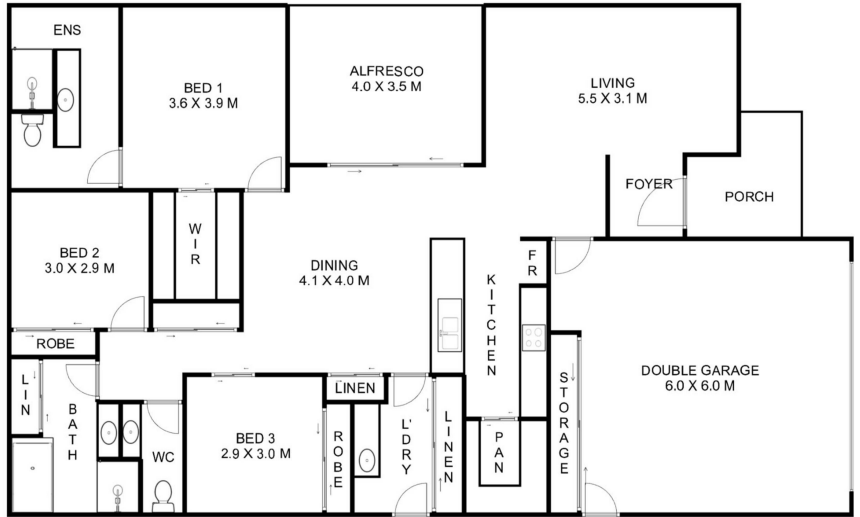
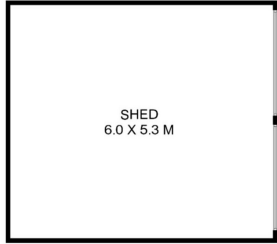
Michael Hosking 0418 718 062

Residential Sales Executive & Auctioneer | mhosking@ljht.com.au

LJ Hooker Toowoomba (07) 4688 2222

Level 1, 677-683 Ruthven Street, TOOWOOMBA QLD 4350
toowoomba.ljhooker.com.au | toowoomba@ljht.com.au





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Internal **208m²** External **35m²** Total **243m²** 